

VOLUME TWO



WORK STUDIES  
RELATING TO THE PREPARATION OF THE  
**MASTER PLAN FOR DELHI**

appendix

PREPARED BY

**DELHI DEVELOPMENT AUTHORITY**

UNDER THE DELHI DEVELOPMENT ACT, 1957



# APPENDICES

Prepared by the Delhi Development Authority  
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# APPENDICES

Sl. No.	Appendix No.	Description of the Appendix
1	A	The wardwise Density of population in Delhi
2	B	Detailed break-up of the Working Force in Delhi from 1921 to 1951.
3	C	The prospective State Income of Delhi State and its Distribution.
4	D	*Redevelopment Plan : Kotla Mubarakpur
5	E	*Sarai Rohilla : Social Profile and a Redevelopment Plan.
6	F	*Daryaganj : Social Profile and a Redevelopment Plan.
7	G	*Redevelopment Plan for Ranjit Nagar, Shadipur, Khampur and South Patel Nagar
8	H	*Redevelopment Plan for Kucha Pati Ram and Sui Walan.
9	I	*Redevelopment Plan for Jhandewalan - Motia Khan - Qadam sharif.
10	J	*Jama Masjid Community Square Plan
11	K	*Planning a District Shopping Centre at Pusa Road.
12	L	*Notes on Nizamuddin Monuments Area and Recreational Area in S.W. Extension and Lake on Kitchner Road.
13	M	List of objectors.

\*These are Proto-types.



# THE WARDWISE DENSITY OF POPULATION IN DELHI

Table A.I presents the wardwise density of population in urban Delhi, based upon the population of different wards as given in the Census of India of 1951 and upon a field check of the area of the different wards undertaken by the Town Planning Organisation. As can be seen from the Table, population densities in all parts of Delhi except old Delhi are rather low. The average density in Old Delhi amounted to 213.34 persons per acre, whereas the average density in the rest of urban Delhi amounted to only 11.29 persons per acre. In other words, the population of Old Delhi was, on an average, 17 times as densely settled in the old city as in the remainder of the urban area. It should be noted, moreover, that though the average density in the old city was 213 persons per acre, there were certain wards in which it reached a figure of almost 700 persons per acre. In general, the most densely settled portions of the old city are located within the walls of Shahjahanbad and particularly in the neighbourhood of Jama Masjid.

Densities also vary somewhat in New Delhi with the Minto Road and Bengali Market area showing the highest density and the area south of the government centre showing the lowest. In other parts of urban Delhi densities are somewhat more regular, though even there certain spots may be found in which densities are quite high—in a few places as high as in the old city. But whereas the incidence of high densities is dispersed over large contiguous areas in the old city, the very densely populated areas elsewhere are confined to a few blocks only.

**Table A : 1 : Wardwise Density of Population in Delhi, Delhi Municipal Committee, 1951**

Number	Area in acres	Total Population	Population per acre
<b>A. Delhi Municipal Committee</b>			
1	204.8	28,359	138.47
2	128.0	23,201	181.25
3	47.4	37,814	797.76
4	53.7	23,439	435.66
5	115.8	21,546	186.00
6	103.0	47,580	461.94

7	98.6	46,079	467.33
8	53.8	38,051	707.26
9	65.9	32,796	497.66
10	37.7	24,448	646.77
11	264.9	51,005	192.47
12	813.4	120,829	148.54
13	181.7	51,493	283.23
14	293.7	86,006	292.73
15	424.9	123,022	289.46
16	1,165.4	146,133	125.45
17A.	109.4	11,389	104.10
17B.	125.4	1,600	12.75
<b>TOTAL</b>	<b>4,288</b>	<b>914,790</b>	<b>213.34</b>
<b>B. New Delhi Municipal Committee—</b>			
1	5,943.6	77,063	12.96
2	5,036.1	32,900	6.53
3. Naval H.Q. and Army H.Q.	1,706.8	30,672	17.97
4	1,189.7	28,124	23.63
5	1,487.3	38,995	26.22
5A.	3,111.6	23,662	7.60
6.	2,095.3	31,797	15.17
7.	433.2	13,101	30.19
<b>TOTAL</b>	<b>21,004.8</b>	<b>276,314</b>	<b>13.16</b>
<b>C. West Delhi N. A. C.—</b>			
1	1,148.2	29,034	25.29
2	491.5	5,910	12.02
3	270.7	4,957	18.31
4	265.6	18,961	71.26
<b>TOTAL</b>	<b>2,176.0</b>	<b>58,862</b>	<b>27.05</b>
<b>D. Delhi Civil Lines N.A. C.—</b>			
1	442.8	6,909	15.60
2	299.5	3,004	10.03
3	422.8	12,023	27.15
4. and Military area	386.5	5,314	13.82
5	810.8	8,329	10.27

6	1,052.1	26,078	24.78
7	786.6	5,398	6.86
8	1,448.9	16,188	11.17
<b>TOTAL</b>	<b>5,670.4</b>	<b>82,439</b>	<b>14.54</b>
E. Delhi Canton- ment Board area	12,160	40,950	3.37
F. Red Fort N. A. C.— 1, 2 and mili- tary area	518.4	10,222	19.33
<b>TOTAL OF B—F</b>	<b>41,529.6</b>	<b>468,787</b>	<b>11.29</b>

# DETAILED BREAKUP OF THE WORKING FORCE IN DELHI FROM 1921 TO 1951

In this appendix is presented a table showing the detailed break-up of the working force in Delhi from 1921 to 1951. As Table B.1 shows, there are some incongruities which could not be eliminated inspite of reclassification of some entries in the raw data source, i.e., the actual census

tabulations. Anyone glancing at this table will find several of these incongruities, e.g., in the number of persons in construction of roads, bridges, harbours and other workers, and in some other cases.

**Table B.1 : Detailed Break-up of Working force in Delhi State, 1921-1951.**

Occupational Classes	Working Force				Percentage to Total			
	1921a	1931b	1941c	1951d	1921	1931	1941	1951
	1	2	3	4	5	6	7	8
1. Agriculture	44,130	66,754	55,463	64,730	21.8	24.8	15.8	10.1
Cultivation of land	42,332	64,159	53,720	63,415	20.9	23.9	15.3	9.9
Primary industries	1,807	2,595	1,743	1,315	0.9	0.9	0.5	..
2. Mining and Industry	43,775	54,617	81,704	116,880	21.5	20.3	23.3	18.3
(a) Mining	198	581	256	295	.	.	.	.
(b) Industry	43,577	54,036	81,446	116,585	21.5	20.1	23.2	18.2
Textiles	6,839	11,910	18,732	21,694	3.4	4.4	5.3	3.4
Hides and skins	2,664	686	6,357	5,016	1.3	.	1.8	0.8
Wood	3,057	3,971	5,927	8,322	1.5	1.5	1.7	1.3
Metals	3,753	4,026	7,592	12,464	1.9	1.5	2.2	2.0
Ceramics	4,214	4,529	5,581	16,486	2.1	1.7	1.6	2.6
Chemical Product	1,690	842	1,827	1,088	0.8	.	0.5	.
Food	2,877	4,229	4,846	5,833	1.4	1.6	1.4	0.9
Industries of dress and toilet	9,279	12,683	8,482	14,709	4.6	4.7	2.4	2.3
Furniture Industry	435	362	4,430	1,129	.	.	1.3	.
Construction of means of transportation	3,231	2,198	1,343	1,944	1.6	0.8	.	.
General and electrical engineering (production of light, heat, electricity)	869	811	1,448	5,827	.	.	.	0.9
Other miscellaneous and undefined industries (excluding scavenging)	4,660	7,789	14,883	27,900	2.2	2.9	4.2	4.4
3. Construction	9,763	16,598	30,706	62,054	4.8	6.2	8.7	9.7
Works otherwise unclassified		6,814	14,289	20,829		2.5	4.1	3.3
Buildings	5,537	6,595	11,963	39,274	2.7	2.5	3.4	6.1
Roads, bridges, harbours and other works	439	296	2,959	1,686	.	.	0.8	.

	1	2	3	4	5	6	7	8
Telephones and telegraph lines	146	318	554	265	*	*	*	*
Railways	3,641	2,575	941	*	1.8	1.0	*	..
4. Transport and Communication	10,632	18,795	17,762	36,019	5.3	7.0	5.0	5.6
Unclassified and incidental	..	1,834	..	4,196	..	0.7	..	0.6
Transport by road	6,010	9,350	8,590	18,874	3.0	3.5	2.5	3.0
Transport by air	..	29	120	157	..	*	*	*
Transport by railway	4,021	6,216	6,797	9,353	2.0	2.3	1.9	1.5
Transport by water	18	93	38	..	*	*	*	*
Communications and services (postal, telephone and telegraph)	583	1,273	2,217	3,439	*	0.5	0.6	0.5
Commerce & finance	33,023	33,822	5,083	124,806	16.3	12.6	14.4	19.5
Trade (retail and wholesale) and real estate	30,736	32,425	47,900	114,737	15.2	12.1	13.6	18.0
Insurance and Banking	2,287	1,397	2,683	10,069	1.1	0.5	0.8	1.5
Professions and liberal arts	6,606	7,760	15,935	32,727	3.3	2.9	4.6	5.1
Medical and other health services	1,323	1,614	4,084	17,585	0.6	0.6	1.1	2.8
Education and research	1,190	2,129	4,312	7839	0.6	0.8	1.2	1.2
Recreation service	776	1,114	2,085	2,421	*	*	0.6	*
Legal and business services	329	447	840	2,061	*	*	*	*
Art, letters and journalism	329	684	2,069	2,234	*	*	0.8	*
Religion and charitable services	2,659	1,772	2,545	587	1.3	0.7	0.7	*
7. Public Service and allied	10,924	15,022	30,308	107,183	5.4	5.6	8.6	16.8
Central government services	7,895	11,172	25,649	87,559	3.9	4.2	7.3	13.7
State government services	1,244	2,572	3,158	7,189	0.6	1.0	0.9	1.1
Local bodies services	1,774	1,278	1,492	10,639	0.9	*	*	1.7
Non-Indian government services	11	..	9	1,796	*	..	*	*
8. Public utilities	..	..	..	..	..	..	..	*
Electric power and gas supply	..	..	..	20	..	..	..	*
Domestic and industrial water supply	..	..	..	1,496	..	..	..	*
Sanitary works and services (including scavengers and sweepers)	7,515	10,409	8,410	6,995	3.7	3.9	2.4	1.1
9. Other services	31,533	39,955	52,956	82,522	15.6	14.9	15.1	12.9
Domestic services	13,699	23,827	22,332	23,101	6.8	8.9	6.4	3.6
Barber and beauty shops	2,083	3,038	3,487	3,065	1.0	1.1	1.0	*
Laundries and laundry services	2,270	3,065	3,655	6,816	1.1	1.1	1.0	1.1
Hotels and restaurants	466	1,802	5,437	4,266	*	0.7	1.5	0.7
Contractors	784	..	..	1,813	*	..	..	*
Services unclassified	12,231	8,223	18,045	43,461	6.1	3.1	5.2	6.8
Personal services—(e)	..	..	..	3,185	..	..	..	*
Unproductive	4,583	4,956	7,211	3,696	2.3	1.8	2.1	0.6
<b>GRAND TOTAL (including unproductive)</b>	<b>202,493</b>	<b>268,688</b>	<b>351,038</b>	<b>639,128</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

\*Less than 0- 5 per cent.

- (a) Working force in 1921 includes actual workers.  
(b) Working force in 1931 includes workers having principal means of livelihood and working dependents.  
(c) Working force in 1941 includes workers having principal means of livelihood without subsidiary means of livelihood, principal

means of livelihood with subsidiary means of livelihood, and means of livelihood of party dependents.

- (d) Working force in 1951 includes self-supporting persons and earning dependents. Self-supporting on the basis of principal means of livelihood as tabulated in Economics Table 1 and earning dependents according to the occupations in which they are actually engaged and tabulated in Economics Table II.
- (e) Personal services include a total of 3,185 persons composed of Grass cutters (229), Oil masseurs (188), Ear cleaners (118), Rent receivers from houses (55), Watchmen (1,883) and Horse masseurs (712). These statistics are only for the year 1951, and were not given in the census for previous census decades.

- Sources.**—
1. Census of India, 1921, Vol. XV. Part II—Punjab and Delhi.
  2. Census of India, 1931, Vol. XVI, Delhi.
  3. Census of India, 1941, Vol. XVI, Delhi.
  4. District Census Handbook, 1951, Vol. 27—Delhi State.

## APPENDIX - C

# THE PROSPECTIVE STATE INCOME OF DELHI STATE AND ITS DISTRIBUTION

In this appendix a Table is presented which, because of the very tentative data contained in it, was not included in the of Chapter Four in the work studies. This Table presents an text estimate of the State Income of Delhi State in 1981.

**Table C. 1: Projected State Income of Delhi State in 1981**

Economic Activity	A : No increase in productivity				B : Increase in Productivity		
	Income per worker in 1951 (Rs.)	Number of workers in 1981 (in 1000s)	Total Income 1981 (in Rs. 1000)	Percentage of Total	Rate of increase in productivity assumed	Total income in 1981 (in Rs. 1000)	Percentage of Total
1. Agriculture	721	100	72,100	1.7	25	90,125	1.65
2. Manufacturing and Mining	1,875	525	984,375	23.0	30	1,279,688	23.31
3. Construction	1,003	210	210,630	4.9	30	273,819	4.99
4. Public Utilities	1,178	20	23,560	0.6	40	32,984	0.60
5. Commerce and Finance	2,541	420	1,067,220	25.0	25	1,334,025	24.30
6. Transport & Communication	1,628	150	244,200	5.7	30	317,460	5.78
7. Public Services	2,244	310	695,640	16.3	30	904,332	16.47
8. Professions and Lib. Arts	2,592	170	440,640	10.3	30	572,834	10.43
9. Personal Services	954	125	119,250	2.8	25	149,063	2.72
10. Other Services	478	60	28,680	0.7	25	35,850	0.65
11. Other Income	..	..	388,630	9.1	..	499,108	9.09
<b>TOTAL</b>	..	..	<b>4,274,925</b>	<b>100.1</b>	<b>28.4</b>	<b>5,490,183</b>	<b>99.99</b>

Table C.1 was constructed in the following manner. The data contained in it are all in 1955 prices; since no attempt was made to predict price movements in Delhi over the next 25 years or more. In the first column of the Table are presented the average 1955 annual incomes per gainfully occupied person in each category of economic activity, and in the second column the projected number of workers in each economic category in 1981. The data for the first column were taken from Table 10 in Chapter Four and the data for the second column from Table 14 in Chapter Four in the work studies. The third column in Table C.1 represents data which form the product of the entries in the two preceding columns and indicate the income in each class of economic activity, on the assumption that productivity remains constant. Even assuming no increase in productivity, it can be seen that the total State income of Delhi in 1981 would amount to almost 4,275 million rupees, as compared with 1,383 million rupees in 1955. The fourth column presents the percentage-wise distribution of the State income in

1981 between different classes of economic activity, and it may be instructive to compare this with the corresponding figures in the second column of Table 10 in Chapter Four in the work studies.

In the fifth column of Table C.1 are indicated differing rates of increase in productivity in different classes of economic activity. As a norm it was assumed that productivity per worker would increase by approximately one per cent per year during the 26-year period from 1955 to 1981, or that the normal rate of increase of productivity would be approximately 30 per cent for the entire period. However, in one case a higher rate was assumed and in several classes of economic activity lower rates of increase in productivity were assumed. In the case of public utilities the rate of increase assumed was 40 per cent. As has been stated in the text of Chapter Four in the work studies this class includes not only water and electricity supply and similar public utilities but also street cleaning, and hence a large

share of the workers in the group is made up of sweepers who work with primitive tools and whose productivity is, therefore, very low. The increasing economic development of India will doubtless lead to far-reaching rationalization in these operations, and hence it was assumed that the rise in productivity in the utilities field would be higher than the norm. In agriculture, personal services, miscellaneous services, and commerce and finance a lower rate of increase in productivity per worker was assumed. The explanation why lower rates were assumed in such labour intensive fields of economic activity as personal services, miscellaneous services, and agriculture, is perhaps not necessary, but it may be required to explain why a lower rate of increase of productivity was also assumed in the field of commerce and finance. As can be seen from Table 15 of Chapter Four in the work studies by far the largest proportion of workers in retail trade will be in the unorganized sector. But this sector is not likely to experience a rapid growth in productivity,

and this will exercise a depressing impact upon the average rate of increase of productivity in commerce and finance, in general.

If we apply these estimates of productivity increase to the entries in the third column of Table C. 1 we obtain the entries in the sixth column and their addition results in a State income in 1981 of 5,490 million rupees. Compared with the State income in 1955, this represents more than a quadrupling of the total State income in twenty-six years. The average rate of increase in productivity for all industries is assumed to rise by 28.4 per cent, and the distribution of the State income between economic classes will be altered as compared with 1955, especially in that the shares of agriculture, public service, and personal and miscellaneous services will fall, whereas the share of industry and liberal arts and the professions will show a substantial increase. The shares of the remaining classes will remain; fairly stable.

## APPENDIX - D

# REDEVELOPMENT PLAN : KOTLA MUBARAKPUR

The extension of the city, which has taken place on all sides, has engulfed many villages and agricultural land has been taken away for urban use. This has resulted in a radical change in the economic base of these communities though their physical patterns and social values are un-changed.

This process of encirclement has created slum conditions in such village communities. There was no planning and building control on these village abadies and this resulted in encroachment of the open spaces and increase in the built up areas of individual lots. The population has grown but the services and community facilities remained at rural level.

Whenever the area around a village was developed, the standard was good but no thought was given to the integration of village layouts into the layouts of the surrounding areas. Thus, slums were allowed to thrive within newly developed communities. As urbanisation will continue, if this process is not controlled, many more villages are bound to undergo the same fate and depressed pockets will arise in well-developed urban areas.

A study has been made of one of the villages, which is a very representative example of this kind. This village community of Kotla Mubarakpur is situated in South Delhi. An attempt has been made in the study to analyse the problem and offer a solution which could be the basis for dealing with other similar situations.

The small community of Kotla Mubarakpur still gives the appearance of a village surrounded on all sides by built up areas developed on reasonable urban standards. Unfortunately, however, Kotla has neither the pleasantness of a good Indian village nor does it have even the basic urban facilities like water supply and sanitation, not to speak of such civic amenities as schools and parks. Many of its houses are kachha, and in some sections cattle and human beings share the same roof in as many as forty per cent of the houses. Water supply is still largely from wells and, in later built up areas, through hand-pumps. Latrines and toilets are almost non-existent. To make things still worse, colonies are coming up in almost all directions; Sewa Nagar, Defence Colony and private housing colonies.

The problem of Kotla Mubarakpur has been examined in great detail. A Land Use Survey has been

made of the entire area and an inventory of the houses, and facilities for the area adjoining Kotla Mubarakpur has been prepared. In addition to the physical survey of land uses, a detailed survey to find out the various socio-economic characteristics of the population was also undertaken. A brief summary of the results of the two surveys and the recommendations for the redevelopment of Kotla Mubarakpur are given below :—

The village of Kotla Mubarakpur lies to the South of Sewa Nagar and Lodi Colony abutting the Ring Railway, and is accessible from the north through the Lodi Colony, from the east through Lajpat Nagar and Defence Colony and from the West through Medical Enclave along the Ring Road. Kotla Mubarakpur came into existence as a suburban development when the Capital of New Delhi was being built on a site popularly known as Raisina. Later, around the tomb of Mubarak Shah, the village of Mubarakpur Kotla formed the core of the post-war community and post-partition developed areas of Jor Bagh, Lodi Colony, Lajpat Nagar, Defence Colony and Medical Enclave. When land was acquired for the Capital, village people who were displaced were rehabilitated on alternative sites. Kotla Mubarakpur is one of such communities.

The community of Kotla Mubarakpur consists of the older parts called Kotla and Aliganj and the later developments to the east.

The first sector could be further divided into two groups. Aliganj and Pijanji being one and old Kotla Mubarakpur proper being the other. The relatively new development in the second sector contains such new colonies as Bhola Nagar, Rishi Nagar, Dev Nagar, Azad Nagar and Wazir Nagar.

It would be seen that the community of Kotla Mubarakpur has grown in four phases (or groups) in different periods of time, under different circumstances. This is also evident from the character of the communities and the people living in them. Variations in languages, differences in their places of birth and, to some extent, in their customs and habits seem to distinguish them from one another.

The total area of Kotla Mubarakpur is approximately 128 acres, of which the built up area in the four groups

is about 100 acres. The population estimate for 1957 in Kotla Mubarakpur was 22,630 which gives an approximate density of about 177 per gross acre.

According to the 1951 Census, the population of Kotla was 13,355; thus, there has been an increase of about 69.2 per cent till 1957. There has been feverish building activity during the last five years and a lot of unauthorised construction took place, though perhaps not quite enough to cater adequately to the in-creased population. In 1951, there were 2,705 dwellings and in 1957 this figure increased by 41.8% as against increase of 69.2% in population, which seems to have aggravated the situation even more.

The survey of existing land uses in Kotla Mubarakpur area indicates that over 60 per cent of the Kotla Mubarakpur area was under residential plots, about 13 per cent under roads, educational facilities claimed less than one-half of one per cent of all land uses. Hardly 3.0 per cent of the land was in effective use as parks or playgrounds. 1.25 per cent of the land was used for commercial or business purposes and 14 per cent of land was either undeveloped or vacant (but perhaps committed).

A brief analysis of land uses indicates that there was 3.4 acres of residential land per thousand people, which gives a net density of over 300 persons to an acre or a gross density of about 210 persons to an acre over an area of approximately 127 acres. In educational use the proportion was miserably low at 0.028 acre per thousand population. In circulation, there was 0.71 acre per thousand population and in commercial use, including service industry, there was 0.071 acre per thousand persons.

#### **Map : Kotla Mubarakpur—Existing Land Use :**

The situation was worst in the recently developed sectors of the Kotla Mubarakpur area where only 2.8 acres per 1,000 population was in use for residential purpose, thus indicating a net residential density of well about 400 persons per acre. Similarly, there are hardly any open spaces. The average household/family size in Kotla Mubarakpur area comes to 6.8. In the older built up sector, it was 7-15 and in the recently developed area it was 6.3.

Of an estimated 3,641 households, information regarding family size and income could be gathered for 3,631 households. This, computed with certain other data and number of earners per household, gives an average per capita monthly income of Rs. 25.05 in 1957 or an annual income of Rs. 300.60. Compared to this, the per capita national income of India during the years 1955-56 was Rs. 252.00. Average monthly income per earner was found to be Rs. 98.90 and average monthly income per household/

family came to Rs. 156.24. There were significant variations in these figures between the older and recently built sections.

It appears that among the working force, about 25 per cent were manual workers. 22 per cent were skilled, 25 per cent were office workers, others including self-employed totalled to 24 per cent, and unskilled workers were only 3.1 per cent of the total number of earners. Only 2.9 per cent of all earners were women gainfully employed. Among the workers, over 58 per cent were working in areas which were 3 miles or more from Kotla Mubarakpur, but about 21 per cent were found to be working either locally or within one mile, the rest were working at places between one and 3 miles of the village.

It is estimated that in 1957 there were approximately 3,641 dwelling places; of these 10.4 per cent were classified as Kachha. 14.4 per cent “mixed type” and 75.2 per cent were “pucca”. In the older sections, the percentage of Kachha houses was considerably more than in the recently developed sections of Kotla Mubarakpur. Among the dwelling places, about 55 per cent had only one-room, 30 per cent had two rooms and hardly 15 per of all the dwellings had 3 rooms or more.

filtered water was available to only 2.2 per cent or households. More than 90 per cent of the households and the dwellings were served by handpumps, and a small percentage by wells. Almost the entire population was dissatisfied with water supply.

Approximately 63.0 per cent of the dwellings had no separate or well defined cooking facilities, 75 per cent of all dwellings had no separate bathing facilities and over 70 per cent had no separate latrines. The situation about latrines and bathing places was the worst in the older sections where 90% had no private latrines.

It was estimated that approximately 61 per cent of the dwellings were rented and 39 0 per cent were owner-occupied. Of those rented, about 22 per cent had a monthly rent ranging between Rs. 1.00 and Rs. 10.00, 30 per cent of rented dwellings were fetching a monthly rent of Rs. 11.00 to Rs. 15.00, another 25 per cent of dwellings had monthly rents between Rs. 16.00 and Rs. 25.00 and the remaining 22.00 per cent of the dwellings had a monthly rent of Rs. 26.00 and more.

It appears that a considerable proportion of the buildings were relatively of recent origin. In all, perhaps as many as 94.6 per cent of all dwellings were 15 years old or less, and 26.6 per cent of all the dwellings were built during the last five years or so. Only 5.4 per cent of dwellings were

estimated to be older than fifteen years.

The age of the dwellings was related to life-expectancy and factors of obsolescence. At least 23.5 per cent of the dwellings were already “obsolete”, 24 per cent of all the dwellings were “intolerable” and another 26 per cent were barely “tolerable” only after radical repairs, changes and improvements.

Relationship between family size and dwelling size indicates that of all dwellings occupied by small families (1—3 persons), over 97 per cent were one-room dwellings and only 2.2 per cent of such dwellings were two-room units. Among average families (4 persons) over 26 per cent were one-room dwellings. 55 per cent were two-room dwellings and about 12 Per cent were three-room dwellings. Among large (7—9) and very large (10 persons and more) families, strangely enough 86.7 Per cent and 35.6 per cent, respectively, were single-room dwellings. Of dwellings in use by very large families (10 persons or more to a household), 35.6 per cent were one-room units, 21.8 percent were two-room units, 23.4 per cent were three-room and only 19.2 per cent were four-room dwellings.

Cross classification of data shows interesting relationship between household income and house-rents paid by them. Of the rented dwellings occupied by low and very low income groups, there is a considerable percentage of households paying as much as perhaps 30 to 50 per cent of their monthly income in rents. Among dwellings in use by low income (Rs. 50 to 100) groups, 38 per cent of the dwellings had a monthly rent between Rs. 11 to 15, another 20 per cent of such dwellings had a monthly rent between Rs. 16 to 25 and 7.5 per cent of them were paying a monthly rent of Rs. 26 and more. On the other hand, among the relatively high income (Rs. 151—200) and above groups, there were 30.5 per cent of dwellings which had a monthly rent of not more than Rs. 15, 54.3 per cent of these dwellings had a monthly rent between Rs. 16.00 and Rs. 25.00 only, 14.5 per cent of such dwellings had monthly rent of Rs. 26 or more. This also holds good for dwellings where families of higher income (Rs. 201 and above) were living; 26.5 per cent of such dwellings had monthly rents of Rs. 25.00 or less. All this indicates that lower income groups are spending a higher proportion of their incomes on rent, and higher income groups are paying relatively less.

### Planning proposals:

In the preparation of the Re-development Plan for Kotla Mubarakpur, consideration has been given to the adjacent areas which include some recent development but which are also, to a considerable extent, deficient in

community facilities.

Kotla Mubarakpur Planning Area as shown in the Re-development Plan encompasses Sewa Nagar, the New Delhi South Extension Scheme, New Delhi Extension Cooperative Society and the Kotla Mubarakpur Slum areas including all of Aliganj, Pilanji, Kotla Mubarakpur, Punjab Colony, Bhola Nagar, Rishi Nagar and Sukh Dev Nagar. The above planning area is 247.7 acres in area and this has been treated as a fair size community which is planned to function as a self-contained and self-sufficient units for most of day-to-day needs but which would be dependant, for its larger needs, on the central urban complex of New Delhi.

The target population of the Planning Area totals to an estimated 42,500 persons. This includes the enumerated figure of 22,600 for the Kotla Mubarakpur Slum Area plus the estimated population of Sewa Nagar and also the potential population in the unbuilt but approved colonies calculated on the basis of 10 persons/plot and 5 persons to a dwelling unit.

The re-development plan is based on the presumption that the available vacant land could be utilized primarily for rehousing, the slum evictees and almost all would be rehoused in the Planning Area.

Regarding the proposed residential densities, a gross density of 171 persons/acre had been suggested, in the initial phase (1958—66) for the development of the Planning Area. For the second phase, it has been assumed that by 1976, the population of the planning area will be reduced to 34,800 which will bring down the gross density to 140 persons to an acre. It may be said that these are rather high densities but if the aim is not to dislocate too many people from this area, it is difficult to appreciably reduce these densities to lower limits.

As against 77.89 acres which are presently in Re-development Plan, an area of 62.56 acres for residence pose has been earmarked for an ultimate population 20,000 in the Kotla Mubarakpur slum area. This includes housing and local open spaces at the rate of 0.22 acres per thousand population and a small proportion of local domestic streets. This should normally give ample scope for the provision of various plot sizes ranging between 125 sq. yds. with an average of two storeyed construction. Lower plot sizes have been recommended because it is hoped that high density development could take place in 3 or 4 storeys in the shape of Group Housing type development built either by co-operatives, Government, or other citizen agencies.

An attempt has been made in the plan to preserve

certain existing structures which fall into the first two categories :

- (1) Satisfactory,
- (2) Tolerable,
- (3) Intolerable, and
- (4) Obsolete.

“Obsolete” structures, however, would have to go immediately, ‘intolerable’ could perhaps exist during the first phase of the re-development and ‘tolerable’ ones would have to be radically improved upon.

The cutting and widening of roads, reservations of sites for schools, open spaces and other community facilities have been suggested either in the presently open areas or the areas which would be made available when the structures falling in categories 3 and 4 are demolished.

The Residential Area in the proposed Re-development Plan has been planned consisting of 8 Mohallas or small neighbourhoods around, as far as possible, its own primary school and local sub-shopping facilities.

The area assigned for residential use would be about 12 acres less than the present one and in some sectors of Kotla Mubarakpur area the planned density may, in fact, become somewhat higher than at present. This, however, has been done in order to accommodate as many people in the rebuilt and redeveloped housing as far as possible.

For the next five years, it is hoped that the population would be maintained at more or less the present level (22,600) in Kotla Mubarakpur area, and by 1976, due to better standards of income and living, some people would voluntarily move out and the population would then reduce to around 20,000.

Moreover, the aim is to achieve relatively high density by planning 2 or 4 storey Group Housing with common facilities. This, of course, is considered primarily as an experiment and if successful, could later be utilized in some other re-development schemes.

The proposed re-development plan attempts to organize the neighbourhood centre with the residential areas segregated by new roads from the commercial and industrial centres. The existing main bazar has been retained with the proposal to restrict the existing road to pedestrian traffic only. Vehicular traffic can have accesses from the side of shopping areas for approach service, parking and for loading and unloading on these access points to the shopping centre.

Within the centre, the community facilities are planned on an urban scale. There would be almost 100 to 125 shops offering a sufficient variety of items and goods to cater for the normal needs of the population. The number of shops for the re-development areas, has been calculated at the rate of 1 shop for every 150 persons. This figure includes the shops provided in the sub-centres also. The existing shopping centre of Kotla Mubarakpur is not only serving the local population, but also to some extent the Lodi Colony and Defence Colony. With this added factor, it is feasible to plan some additional shops.

In addition to shops, space has been reserved for such public amenities as post-offices, fire station, Bank and some space for office accommodation is also indicated. Other amenities normally included in an area of this size, Cinema, Restaurants, a small hotel, Dharamsala, Serais, Health and Community Centres have also been taken into account. Some area for service industry has also been provided adjacent to the main centres to accommodate masons, repair-men, black-smith, cobblers, electricians and other servicing and repair trades that are associated with shopping; provision has been made for a few small scale work-shops essential to maintain a population of about 40,000. These arrangements are generally found lacking in many of the older colonies even though they are so absolutely necessary for an active community.

Each ‘Mohalla Unit’ contains a Local sub-shopping centre, usually located near the primary school and easily accessible from its catchment area. The sub-centres are planned with 6 to 12 shops for supplying odds and ends and will be a great help to the house-wife.

The space standards for community facilities adopted in Kotla Mubarakpur area are much lower than the normal space standards applied for new residential areas because over 75 per cent of the planning area is either already developed or committed for development to a particular layout over which there is little or no control. Considering these facts, the deficit in community facilities has been met by provision in the remaining pockets of the Kotla Planning area.

Table No. II gives the total school requirements for which provision has been made and the deficiency or the surplus of such facility for the present and the estimated population of 1976.

The Student population for Basic Primary and Higher Secondary Schools has been calculated on the basis of the standards adopted by the Town Planning Organization but in the case of Kotla, these have had to be scaled down for Primary and High Schools. A minimum of 1.0 acre for

Primary School and 3.25 acres for a High School has been adopted.

The proposed Re-development Plan provides for the ultimate requirements for the recommended population of 1976. 10 Primary Schools and one High School have been proposed in the Planning area. Sites for the two additional High Schools which are required, could not be allocated in the planning area due to want of space. The remaining High School sites have, therefore, been located in the undeveloped land lying west of the Kota Planning Area. These sites are easily accessible and are several by an eighty foot wide road and are at a distance of only 2 to 3 miles from the neighbourhood shopping centre.

The area of Kotla Mubarakpur is virtually devoid of any park or recreational facilities whatsoever. Only two areas are worth mentioning : one is the Bapu Park (0.78 acres) and another a small privately owned garden (4.1 acres). This garden is located in the north-eastern corner of the Kotla Mubarakpur area, and is not open to public use but it does provide, in a way, a small green strip close to the densely populated area of Sewa Nagar. The Re-development Plan recommends the retention of this garden in an improved form. Steps must, however, be taken to ensure that this garden is not sub-divided or used for other purposes and that it is brought under public ownership.

As mentioned earlier, the existing colony of Sewa Nagar and the committed layouts in this area are deficient in parks and play-grounds. The following figures show the existing situation in regard to open spaces per 100 population for Sewa Nagar and Sanctioned Colonies.

Sewa Nagar - 1 acre/1000 population.

Sanctioned Colonies - 0.62 acre/1000 population.

It has been recommended that a minimum of 1.6 acres per thousand population should be adopted by way of a general standard for open spaces. This standard is the absolute minimum essential for new residential areas. However, this would mean for Kotla Mubarakpur Planning area, the provision of about 45.0 acres excluding the 12.67 acres which has already been provided in Sewa Nagar and New Delhi South Extension. Obviously this would be impossible for a slum area of 127.72 acres. Rigid insistence of these standards would mean development of entirely multistoreyed blocks for low income groups which would not be economically feasible and socially not very desirable. To be realistic, therefore, it is proposed to reduce the open space standards from 1.6 to 1 acre per 1000 population for this area. The present Re-development Plan provides open spaces at the rate of 0.78 acres/1000 population with the proviso that the remaining 0.22 acres/1000 population would be provided as part of the housing when detailed plans are prepared for the housing layouts.

All the five important historical monuments have been linked together with green strips to create a feeling of continuous open space after clearing the area around some of these monuments. Proper landscaping will make this a very pleasant feature.

A net work of 80 feet wide roads has been proposed in the re-developed plan. These roads pass between the existing communities and connect up with the arterial roads, which lead the traffic to Delhi's major work centre, i.e., Central Secretariat.

**Table D : I: Gross Densities for Population in 1958, 1966 and 1976**

Area	Area in acres	1958 Density P/A	Population	School facilities required		1966 Density P/A	Population	School facilities		1976 Density P/A	Population	School facilities	
				P.S.	H.S.			P.S.	H.S.			P.S.	H.S.
Sewa Nagar	57.14	238.0	13,600	4.00	1.12	238.0	13,600	4.00	1.12	157.5	9,000	2.65	0.75
Mubarakpur Kotla	127.72	177.5	22,600	6.65	1.88	177.5	22,600	6.65	1.88	157.0	20,000	5.90	1.50
New Delhi South Extension colonies	62.83	99.8	6,230	1.83	0.50	99.8	6,230	1.83	0.50	92.3	5,800	1.70	0.48
<b>Total</b>	<b>247.69</b>	<b>171.6</b>	<b>42,430</b>	<b>12.48</b>	<b>3.50</b>	<b>171.6</b>	<b>42,430</b>	<b>12.48</b>	<b>3.50</b>	<b>140.0</b>	<b>34,800</b>	<b>10.25</b>	<b>2.73</b>

**Table D : II: Educational & School Facilities Provided in the Planning Areas**

Name of the Colony	Total area in acres	Total population	Gross Density	School Provided	Open space provided
1. Sewa Nagar	57.14	13,600	238 P/A	2 Primary Schools	1 acre/1000 population
2. Mubarakpur Kotla	127.72	22,600	177.5 P/A		
3. New Delhi South Extn. Colonies	62.83	6,230	99.8 P/A	2 Primary Schools.	0.62 acre/1000 population.

**Table D : III: Distribution of land uses in the proposed redevelopment plan per 1000 population**

	Acres	Population
a. Residential :		
Lot Density : 356 persons/acre	56.2	
b. Circulation :		
Local neighbourhood Streets (2.19-24.3)	1.32	1,000
Half of the peripheral roads (5.62 acres)	0.28	1,000
<b>TOTAL</b>	<b>1.6</b>	<b>1,000</b>
c. Schools :		
Primary (6.28 acres)	0.31	1,000
High (in Kotla Mubarakpur area only 3.25 acres)	0.16	1,000
<b>TOTAL</b>	<b>0.47</b>	<b>1,000</b>
d. Open Spaces :		
Parks and playgrounds and local open spaces (15.6 acres -4.4 acres). ....	1.00	1,000
e. Service industry (3.5 acres) .....	0.17	1,000
f. Shopping & Community Building (6.38 acres)	0.32	1,000
Total area required/1000 population .	6.36	1,000
Gross Density	157 Persons/acre	

The development project will consist of providing water supply, sewerage, storm water drainage, electricity and layout of good roads and other community facilities such as schools, parks, dispensaries etc. including acquisition of land and structures for improvement of the present blocks and rehousing the present occupants in the same area by allotting plots on a no profit no loss basis.

The redevelopment plan envisages certain community facilities for the surrounding colonies also. The adjoining areas are more or less self sufficient in utilities, and hence the services designed and estimated now will only cover the Kotla Mubarakpur area of 127.72 acres. Apart from these public works, there are other community structures and facilities to be provided by the local body.

The cost estimate of the Kotla Mubarakpur Redevelopment Plan will broadly fall under the following heads :

**Table D : IV**

	Rs. in lakhs
1. Acquisition of open spaces, land and structures in and around a slum area	37.11
2. Roads and circulation	8.27
3. Water Supply	5.62
4. Sewerage	4.84
5. Storm Water drainage .....	2.56
6. Electricity .....	1.75
7. Rehabilitation	3.44
8. Horticultural operations	1.00
9. Community Centres . . .	1.00
10. Miscellaneous and unforeseen works	2.25
11. Contingencies and establishment charges at 2 per cent	0.615
12. Departmental charges at 6 per cent	1.843
13. Interest charges on loan for development work	7.613
<b>TOTAL</b>	<b>77.911</b>

The estimates have been prepared on a tentative basis and the detailed estimates will have to be prepared when this project is approved for implementation. The flat rates of development works adopted by Central Public Works Department cannot be applied in this case in view of the

gross density of this area being of the order of 171.6 which is higher than the densities assumed by Central Public Works Department for development purposes. The details of various sub-works are discussed below :—

**Table D : V: Statement showing the existing areas under various land uses**

Sl. No.	Existing land uses	Total area under building and roads	Percentage of area under roads	Vacant area
		Acres	Acres	Acres
1	Old development area	60.7	17.5	4.20
2	New development area	54.16	35.0	17.29
3	Land under peripheral roads, vegetable	12.86		..
	<b>Total</b>	<b>127.72</b>		<b>21.99 or 22 acres.</b>

- (ii) From the above table it will be seen that out of a total area of 127.72 acres, 12.86 acres are under peripheral roads and vegetable gardens etc. whose pattern is left unaltered in the proposed land use. Out of the remaining area of 114.86 acres, 22 acres are under open spaces which is outside the slum limits and compensation for this area is worked out at the present market rate which is assumed as Rs. 75,000/- per acre or Rs. 15/- per sq. yard approximately. The total cost of acquiring this open space works out to Rs. 16.5 lakhs.
- (iii) Financial provision has been made for the 10 acres of Government Nazul land at Rs. 5,000/- per acre, outside Kotla Mubarakpur Area for two schools. The cost will be Rs. 50,000.
- (iv) Within the “Slum area” about 30% of the land is under public roads and need not be acquired.
- (v) The details of vacant sites to be acquired are tabulated below: —

**Table D : VI: Vacant sites within slum limits for which compensation will have to be paid**

Description	Development area	Area under roads	Vacant site	Total area
	Acres	Acres	Acres	Acres
New Development area (a portion)	2.4	5.8	8	16.2
Old development area (a portion)	..	..	..	..
	<b>2.4</b>	<b>5.8</b>	<b>8</b>	<b>16.2</b>

The open spaces within this Slum area work out to 8 acres. Compensation at the rate of Rs. 21,255 per acre works out to Rs. 1-72 lakhs.

**Table D : VII : Statement showing the gross and net rent for structures to be acquired under the Slum Act**

Rent Category per month	Mean Value of rent	Total No. of dwelling units to be acquired	Gross rent	Net rent
	Rs.		Rs.	Rs.
1 to 10 Rupees	5.5	474	2,607	1,564
11 to 15 Rupees	13.0	535	8,255	4,554
16 to 25 Rupees	20.5	864	17,712	10,627
26 & above	30.0	750	22,500	13,500
<b>TOTAL</b>		<b>2,723*</b>	<b>51,074</b>	<b>30,245</b>

\* Remaining 908 structures are pucca.

Under the Slum Act, compensation at the rate of 60 times of average rent for 2,723 structures works out to Rs. 18-35 lakhs. The cost of demolition of structures and clearance of the site is assumed to be met by the auction of saleable building materials.

#### **Road Construction (Estimated cost Rs. 8.27 Lakhs):**

The roads and highways proposed in the Kotla Mubarakpur area are 80', 60' and 40' with necessary paving and cycle tracks. Provision has been made for roundabouts, signals, etc. The total cost of construction of roads works out to Rs. 8.27 lakhs.

#### **Water Supply Scheme (Estimated cost Rs. 5.62 Lakhs):**

(i) For a population of 20,000 in Kotla Mubarakpur area, the total demand of water per day works out to one million gallons at the rate of 50 gallons of water per capita. The natural slope of Kotla Mubarakpur area has been utilised in designing the grid system of water supply.

(ii) The water will be tapped from the 12" main on the west of Ring Road if sufficient pressure is available, otherwise the pressure in the main has to be boosted to meet the additional demand of Kotla Mubarakpur area.

#### **Sanitary Sewerage Scheme (Estimated cost Rs. 4.24 Lakhs):**

(i) The scheme is designed for a population of 20,000 as a separate system for sanitary sewage, while the rain water will be drained off by means of open drains.

(ii) A 15" dia. main sewer having a self-cleansing velocity of 3.03' /Sec. has been found to be adequate to convey the maximum discharge. It has been verified that the Trunk sewer running along the Defence Colony at the junction of Ring Road is at a conveniently low depth and of sufficient capacity to receive the discharge from the proposed main sewer of Kotla Mubarakpur area.

(iii) The minimum size of sewer will be 6" and the sewers are to flow with a self-cleansing velocity of 2.5 to 3 ft. per second. Hence no flushing arrangements are provided. Necessary provision has been made for manholes, ventilating shafts, 'drop' and 'Y' junctions in the estimates.

#### **Storm Water Drainage Scheme (Estimated cost Rs. 2.56 lakhs):**

(i) The run-off is calculated to an intensity of 1" rainfall per hour. The total drainage area of Kotla Mubarakpur is 127.72 acres. The rain water is proposed to be carried by open channels. Taking into account the drainage area and imperviousness of soil, the total run-off

comes to 63.62 cusecs.

(ii) The outfall drain will ultimately discharge into the existing Nalla adjoining Lodi Colony north of rail-road track.

(iii) Surface gulleys and gratings are proposed at suitable places & necessary lump sum provision has been made for pipe culverts and slab culverts wherever the drains have to cross the roads.

#### **Electrification (Estimate Rs. 1.75 Lakhs):**

The cost of electricity works out to Rs. 1.75 lakhs at a flat rate of Rs. 0.25 nPs per sq. yard. These are the same rates as adopted by the Delhi Electric Supply Undertaking for development purposes.

#### **Horticultural Operations (Estimate Rs. 1.00 Lakhs):**

Provision has been made for the rehabilitation of about 143 families whose economic condition is deplorable and who will be uprooted in the first instance by the clearance required for roads. At the rate of 300 sq. ft. of plinth area for each family the total cost of rehabilitation structures works out to Rs. 3.44 lakhs.

The cost of horticultural operations are computed on a flat rate at 0.16 nP. per sq. yd. The total cost for an area of 128 acres works out to Rs. 1.00 lakh.

#### **Community Centre (Estimate Rs. 1.00 Lakh):**

A lump sum provision of 1 lakh has been made to meet the cost of constructing a community centre.

#### **Miscellaneous and Unforeseen Works: Transit Camps etc. (Estimate Rs. 2.25 Lakhs):**

A lump sum provision of 2.25 lakhs has been made to meet the cost of transit camps for accommodating the residents when the unsatisfactory structures are to be cleared for reconstruction, as well as to meet any other miscellaneous or unforeseen works that may arise while operating this Project.

#### **Contingencies and Departmental Charges (Estimate Rs. 61,500 and Rs. 1,84,400 respectively):**

Provision has been made for contingencies at 2 per cent of the capital works. Provision has also been made for departmental charges at 6 per cent. The contingencies and departmental charges works out to Rs. 61,500 and Rs. 1,84,400 respectively.

### **Interest Charges (Estimate Rs. 7,613 Lakhs):**

Interest charges are payable on the loan to be raised for development work at 3 per cent compound interest. These loans are repayable just after development works are complete, and the lots in industrial and commercial areas are sold out. In view of the housing implications involved, the maximum period for developing the land and reconstructing the existing blocks would be 5 years. The total interest charges total to Rs. 7,613 lakhs.

### **Implementation and phasing of development works:**

(i) To minimise discomfort to the residents, clearance of slum area and rehousing the slum evictees will have to be done simultaneously to achieve maximum benefit.

(ii) In the first year, land and structures should be acquired. In the second year rehabilitation structures should be constructed and the clearance started in the road patterns proposed, and evictees rehoused in the rehabilitation structures. The roads and utilities could be laid from the beginning of the third year and completed by the end of the 5th year. The other community facilities like schools, dispensaries etc. could be done after the development is complete (*i.e.*, from 6th year onward).

(iii) The demolition and clearance of unsatisfactory structures could begin from the second year onward and people housed in transit camps temporarily in stages and the plots allotted to them on a no profit no loss basis. This process should be completed by the end of the 4th year so that the allottees get a time of one year to complete their houses by the end of the fifth year, by which time the entire development would be complete.

(iv) It may also be stated that the demolition and reconstruction could be left to the individual residents on condition that they reconstruct the houses in accordance with the standards of the development authority. This would, in fact, expedite the reconstruction which could be done in portions. Government may have to provide loans on cooperative basis to the requirements of individual plot holders.

(v) It is also recommended that some of the structures which are deemed unsatisfactory should be renovated by the residents by carrying out major repairs to bring about the desired structural strength and it is not necessary that all the buildings should be demolished.

(vi) The structures that need complete demolition and which could be improved should be decided by the development authority after assessing the structural

stability of the dwelling in detail.

(vii) The broad phasing of redevelopment works is indicated below: —

**Table D: VIII**

Sl. No.	Year of Development	Works to be executed
1	I Year	Acquisition of land and structure Rehabilitation and Transit Camps.
2	II Year	Water Supply, Sewerage, Storm Water Drainage, Electricity.
3	III Year to V Year	Horticultural operations, community centres.

### **Development Cost:**

The total cost of land and development works out to Rs. 77.79 lakhs. Deducting the credit for cost of land to be sold out to educational authorities at a normal rate of Rs. 5,000/acre, the total credit for 19.78 acres of land for schools in the outside slum area works out to Rs. 0.99 lakhs.

Deducting this: credit, the net cost of land and development to be met by the residential & industrial plot holders works out to Rs. 24.08 per square yard.

### **Summary:**

A few limitations in this work may be noted at the outset. Being a plan for a locality which is a slum area and a small fraction of the larger jurisdiction of the Corporation, its financial programming could not be made as comprehensive or well balanced as of a Plan for a larger autonomous jurisdiction.

The financial estimates given in the Capital Budget for the Public Utilities are on a 'net' basis while all other estimates are on a 'gross' basis. An assumption in the financial estimates is that the behaviour of costs and revenues of services not directly affected by the Plan (e.g., fire, police, postal and transport etc.) as well as of municipal revenues and expenditure other than those attributable to property and service taxes, would remain as before the redevelopment.

The suggested assignment of priorities and phasing of works is based not only on technical but also on fiscal and administrative considerations. Obviously there cannot be any finality about it and it may be adjusted to suit the circumstances of the plan- implementing agency.

The total capital outlay on the Plan is Rs. 77.92

lakhs which includes Rs. 3.85 lakhs on “Rehabilitation” of evictees. Nearly 50 per cent of this outlay, Rs. 37.11 lakhs is on account of cost of acquisition of land and structures. In addition, the Corporation may spend Rs. 7.57 lakhs on Primary education and health and the Delhi Administration Rs. 13.30 lakhs on secondary education. The above capital outlay of Rs. 77.92 lakhs has been suitably phased over the years 1959-60 to 1963-64.

The other development expenditure to be incurred by the Delhi Municipal Corporation during the plan period amounts to Rs. 9.67 lakhs with a range of variation from Rs. 47.9 thousand in 1959-60 to Rs. 2.98 lakhs in 1963-64.

Maintenance and operational expenditure to be borne by the Corporation during the entire plan-period amounting to Rs. 12.13 lakhs tapers off to Rs. 4.86 lakhs per annum after the completion of the Plan. Besides, the Delhi Administration would have to bear an annual expenditure of Rs. 4.46 lakhs on secondary education.

The methods of financing have been determined, by and large, in the context of existing governmental policies. The cost of acquisition and all developmental outlay, including connected costs like contingencies, departmental charges and debt services are proposed to be financed out of loans of Rs. 78 lakhs. Another loan of Rs. 9.08 lakhs is envisaged for schools and health centres. The rates of interest assumed are : 3½% short-term loans, 4½% medium term loans and 5% long-term loans. The total loan liability on developmental expenditure during the plan period comes to Rs. 7.59 lakhs; and Rs. 40 thousand per annum for the Corporation after the completion of

the Plan. Grant-in-aid has been envisaged for primary education and by way of subsidy on rent of rehabilitation dwellings.

The outlay disbursed initially is to be recouped through sale/ lease of land. This would fetch Rs. 46.48 lakhs from residential lots, Rs. 21.56 lakhs from commercial and industrial lots. Betterment levy on 908 retained dwellings is estimated to yield Rs. 4.14 lakhs over a period of 20 years. Land to schools at the concessional rate of Rs. 5,000 per acre would give Rs. 99 thousand. Recoupment thus leaves a surplus of Rs. 1.74 lakhs.

As the Plan progresses, recurring revenues amounting to Rs. 4 lakhs and Rs. 1.20 lakhs would be available to the Corporation and to the Delhi Administration respectively—

The final Budget is present under three heads viz.—

1. Self Liquidating Works ;
2. Public Utilities; and
3. Other Services.

The first head shows a loss of Rs. 9.8 thousand; the second gives a deficit of Rs. 1.19 lakhs per annum ; and the last gives a small surplus of Rs. 89 thousand. The annual recurring deficit to the Delhi Administration would amount to about Rs. 3.26 lakhs. On final reckoning, the additional recurring liability for both, the Delhi Administration and the Delhi Corporation, is Rs. 3.96 lakhs per annum of which the share of the former works out to Rs. 69.7 thousand.

# SARAI ROHILLA SOCIAL PROFILE AND A REDEVELOPMENT PLAN

## Preface

This report presents a social profile of Sarai Rohilla and its re-development plan. Sarai Rohilla is one of the proto-type new re-location schemes selected to be a link in the chain of development and re-development efforts embracing clearance areas, rehabilitation areas, conservation areas, urban villages and new relocation areas.

Sarai Rohilla was selected as a proto-type of new relocation areas for various reasons. Firstly, the area has vast open lands, which when reclaimed for residential purposes would rehouse not only the people living there at present, but an additional population as well, evicted from the other parts of the city as a part of clearance and rehabilitation operations. It is expected that the scheme would work out a balance of old and new development, taking care of displaced people, displaced industries and displaced commerce, from the areas proposed to be demolished or thinned out. This would mean relocation of the people within the urban renewal area. Secondly, this area is near the city, and the rehabilitation of people of the city in this area would not raise the problem of dislocation of work places. Thirdly, the land here is cheaper than in the central city, and hence the acquisition cost would be less. Moreover it would be cheaper to link Sarai Rohilla with water, sewerage and electricity connections than other far-stretched outskirts, and hence its' financial justification.

## PART—I DESIGN OF STUDY

The report embodies the results of two interrelated inquiries : (i) socio-economic and housing survey; (ii) neighbourhood survey. As the boundaries of our study area differ from that of the Land Use Section, the tables could not be incorporated along with the report. However, the land use data has been utilised in preparing the redevelopment plan. A few important tables are attached in the appendix.

Sarai Rohilla was divided into six study units for operational convenience. Socio-economic surveys were conducted in the Study Units II, III, IV and V. In Study

Units I and VI, such surveys were not made because the number of households was very small, and it was felt that, neighbourhood studies would be adequate. Neighbourhood studies were made in all the study units.

In the socio-economic and housing survey, the unit of study was the household. Information was obtained regarding age, marital status, education, employment, monthly earnings, housing, attitude towards relocation etc. from the head of the household. The technique used for collecting such information was the schedule. A questionnaire was constructed, pre-tested, and then modified. A comprehensive list of instructions was also prepared. The investigators were briefed as regards the meaning of different terms used in the schedules, and also about the technique and method of interviewing. They were asked to submit the schedules for scrutiny as soon as they were filled. 5% of the schedules were spot-checked by the higher staff to ascertain whether the investigators really approached the respondents and obtained information as instructed. The results of such checking were satisfactory. The tabulation and compilation of schedules was done in the office.

In neighbourhood studies, both the physical and social aspects were covered. The unit of study was the mohalla. Information was obtained regarding the physical characteristics of the mohalla, the existence of community facilities in the mohalla, the nature and type of services they render and their catchment area. The community events in the mohalla, the nature and extent of public participation in these, the focal points in different spheres of activities, the social life of the residents, the extent of integration or knittedness amongst the residents and its expression in overt behaviour, and the nature and strength of ties with the adjoining mohallas, were investigated. The techniques used for obtaining information in these neighbourhood studies were group discussions, unstructured interviews, agency visits and systematic observational studies. The group discussions were conducted among ladies as well as men; among ladies by the lady investigators and among men by the men investigators. These techniques served both to supplement and to reinforce each other. An outline of the type of information to be obtained through each of

these techniques was prepared and detailed instructions given to the investigators. The drafts submitted were intensively scrutinised and discrepancies and inadequacies were corrected by revisits to the field.

In Study Unit IV, a census survey in to the socio-economic conditions was conducted purely for methodological purposes. It was felt that for a newly set up section, it is necessary to impart full training to the staff and also get insight in the survey of slum areas, particularly when the staff engaged had no such previous experience. On the basis of the experience gained from the census enquiry in Study Unit IV, certain modifications were made in the schedule, which was elaborated to collect certain additional data which we felt would be useful for preparing the development plan of the area. This schedule was administered in Study Units II, III and V. In these study units, first a complete enumeration was made which showed that there are about 6,100 households, and then a sample of 8½% was drawn by the method of systematic sampling. The number of schedules filled in each study unit is given below:—

Study Unit	Name	No. of Schedule
II	Rohilla Basti	138
III	Sudama Nagar	161
IV	Nai Basti	2,070
V	Kishanganj Railway Colony	219
<b>Total</b>		<b>2,588</b>

The period of inquiry was from September, 1957 to February, 1958.

The report has been divided into two parts. Part I includes the design of study, summary results of the surveys conducted in Sarai Rohilla and the redevelopment plan. Part II includes the detailed socio-economic and neighbourhood survey reports. Two socio-economic survey reports are being presented: One for Study Unit IV, and the other a consolidated report for Study Units III and V.

### Summary of neighbourhood study :

Sarai Rohilla study area is bounded by the Western Jumna Canal on the north, Najafgarh drain on the west, Delhi-Ferozepore railway lines on the south and Delhi Cloth Mills on the east. It comprises of an area of 510 acres. The present population of Sarai Rohilla is approximately in 2,635, giving a gross density of 64 persons per acre.

For operational convenience, Sarai Rohilla was divided into six study units. Their names and respective

areas are as follows:

Study Unit	Name	Area (in acres)
I.	Shahzadabagh	105.0
II.	Rohilla Basti	63.3
III.	Sudama Nagar	86.6
IV.	Nai Basti	71.5
V.	Kishanganj Railway Colony	113.6
VI.	Daya Basti	70.0
<b>TOTAL</b>		<b>510.0</b>

The built-up areas in Sarai Rohilla, except the Kishanganj Railway Colony and Refugee Colony, give an impression of haphazard and confused growth. It appears as a sprawling mass of structures of varying size, shapes and construction, criss-crossed by narrow streets and lanes. The only redeeming feature of this area is the low residential density and the availability of vast open lands.

The built-up area in Shahzadabagh is predominantly industrial. There are 35 manufacturing units here employing nearly 600 workers. The built-up areas in Rohilla Basti, Sudama Nagar, Kishanganj Railway Colony, and Nai Basti are predominantly residential, while Daya Basti is just a vacant land. Kishanganj is entirely a railway colony. The houses in Kishanganj Railway Colony and in apart of Rohilla Basti (Refugee Colony) are pucca and in average condition. In other localities the majority of the houses though pucca, are in a dilapidated state.

In Rohilla Basti and in Kishanganj Railway Colony, the residents are mostly refugees, whereas old residents or local people predominate in Shahzadabagh, Sudama Nagar and Nai Basti. The refugees are economically better off than the local population.

Civic amenities are grossly inadequate to meet the needs of the people. More than 70% of the households do not have private water connections, and defecation arrangements. Even the public latrines and taps, which have been provided by the Corporation are inadequate to cope with the requirements. The electrification of roads and streets is highly unsatisfactory. The position as regards the basic amenities is better in Kishanganj Railway Colony.

Besides the numerous shops scattered most haphazardly in the area, there is one compact commercial block in Kishanganj Railway Colony, having approximately 200 shops. The people shop most of their requirements here. The geographical mal-distribution of the shops in Sarai Rohilla is apparent.

Existing educational facilities are ridiculously inadequate to meet the requirements of the residents. There is only one Higher Secondary School in the whole of Sarai Rohilla.

Medical facilities are also inadequate. There is a dispensary in Kishanganj Railway Colony meant only for railway employees. There are no parks and playgrounds, though few are in the offing in the Kishanganj Railway Colony.

### **Summary of Socio-economic condition of people in study unit IV :**

Nearly 17% of the total population is in the age group of 0-5 years; 22.2% is in the age group of 5-15 years; 17.6% in 15-25 years; 38.2% in 25-55 years and 5.1 in 55 years and above. The percentage of males (58.7%) is greater than the percentage of females (41.3%).

More than 14% of the households are uni-member, 61.6% have 2-5 members and 24.2% have 6 members or more. 70.0% are natural households. The average size of a household is 4.04.

Nearly half the population (51.9%) migrated to Delhi in 1947 or after. 14.3% of the total population migrated to Delhi before 1947, 10.2% migrated between 1939-1947 and 4.1% before 1939. Nearly one-third of the population (33.8%) was born in Delhi.

Nearly 62% of the total population have been living in the present house since 1947, 69.5% since 1939, 2.7% for a still longer period and 27.8% since birth.

More than 14% of the population are students, 68.6% of the students being males. 86.4% of the students are in the primary and middle classes and 13.1% are in the higher secondary and high classes. Only 0.5% are in basic training. 86.8% of the students attend recognised schools. The average distance which a student has to cover is 1.31 miles.

Nearly three-fourth of the non-student population are illiterate (0.5 years age group not considered). Illiteracy is more widespread among the females than among the males.

Nearly 48% of the earners are in skilled occupations, 16.6% in unskilled occupations, 11.8% in trade occupations, 16.8% in transport occupations, 2.7% in service occupations, 2.3% in domestic and personal occupations and 1.9% in miscellaneous occupations.

There are 1.3 earners per household. 75.6% of the households have only one earner; 17.9% have 2 earners and 5.9% more than 2 earners. 99.3% of the earners are males.

Nearly half of the households have a monthly income of less than Rs. 100; 45.5% between Rs. 100-250 and 5.9% above Rs. 250. The average monthly household income is Rs. 128.7.

The distance of place of work of 48% of the earners

is less than a mile, of 19.7% of the earners between 1-2 miles, of 21.3% of the earners between 2-4 miles, of 5.1% of the earners 4 miles or more and of 5.9% of the earners the distance is variable. The average distance of journey to the place of work is 1.4 miles.

More than one-fourth of the households live in self-owned houses. The average monthly house rent per rent paying household is Rs. 10.3. Only 3.4% households pay more than Rs. 20 as rent.

More than half of the households (53.9%) live in pucca houses; 20.7% in katcha houses; 22.5% in mixed houses and only 2.9% in wooden (khokhas) houses. 74.3% of the households live in single storey houses and 19.1% live in double storey houses.

Nearly 83% households have one living room; 8.7% households have two living rooms and only 2.4% households have more than 2 living rooms. The rest share the living rooms. The average number of rooms per household is 1.1.

Nearly 85% of the houses are in 'bad' condition and 15% houses are in 'tolerable' condition. Only 0.1% of the houses are in 'good' condition.

Nearly half of the households (48.4%) depend upon public hydrants for water. The rest have their own taps, hand-pumps or wells. 58.0% of the households use public latrines. The rest have their own latrines, though not necessarily exclusive. 93.4% of the households have no electricity in their houses.

About 89% of the respondents suggest the provisions of public latrines for improving the sanitary and living conditions of the area, 71.9% suggest private water taps, 69.7% suggest housing repairs and 62.9% suggest removal of cattle. 75.7% of the households are willing to cooperate in improving sanitary and living conditions, if facilities are given to them.

### **Summary of Socio-economic condition of people in study units II, III and V (consolidated):**

Sixteen percent of the total population is in the age group of 0-5 years, 34% in the age group of 5-20 years, 45% in the age group of 20-55 years and about 5% in the age group of 55 years and above. The percentage of males (56%) is significantly greater than the percentage of females (44%). More than half of the total population are unmarried, 44% are married and 4% widowed.

Approximately one-tenth are uni-member households, 57% have between 2 and 5 members, and 33% have 6 or more members. Two-third are natural households, this percentage being significantly greater than the percentage of joint households. The average size of a household is 4.6.

Roughly three-fourth of the heads belong to upper castes, 3% to intermediate castes, and 10% to lower castes. Twelve percent of the heads are Sikhs.

More than 50% of the heads speak Hindi; 44% are Punjabi speaking.

Seventy percent of the heads migrated to Delhi in or after 1947. 26% came to Delhi before 1947, out of which 19% migrated between 1939 and 1947. Only 4% of the heads were born in Delhi.

Approximately nine-tenth of the heads have been living in their present dwellings since 1947. The rest have been living for a longer period.

Twenty-three percent of the population are students (0-5 years age group not considered). The percentage of male students is significantly greater than the percentage of female students. Three-fourth of the students are in the primary and middle classes, and the rest in secondary and higher classes. The average distance of a school is 1.1 miles.

The percentage of illiteracy among non-student population is as great as 44%. Illiteracy is more widespread among females than among males.

More than 25% of the earners are engaged in skilled occupations, 13% in unskilled occupations, 44% in service occupations, 10% in trade, 3% in transport, and 3% in domestic and personal occupations. 83.3% are employees and 15.5% of the earners are self-employed.

Monthly income for 36% of the households is less than Rs. 100; 41% have an income between Rs. 100 and Rs. 200 and 23% above Rs. 200. The average household income is Rs. 165 per month. Only 7% of the households have other sources of income.

The distance of place of work for 23% of the earners is less than a mile, for 13% it is between 1 and 2 miles, and for 28% between 2-4 miles. The rest traverse a distance of more than 4 miles. The average distance of place of work is 3.2 miles.

The mode of transport for 39% of the earners is cycle, and train for 17%. Approximately 3% of the earners work at home. The average time taken in journey to place of work is 42 minutes.

Roughly 50% of the households live in government houses (including railway colony) 33% in rented houses, and only 8% in self-owned houses. The average monthly rent per rent-paying household is Rs. 14. Only 16% of the households pay more than Rs. 20 as rent.

Seventy-one percent of the households live in pucca houses, 12% live in katcha houses, and 17% live in mixed houses. There is no kitchen for 57% of the households, and

no bathroom for 41%.

Sixty percent of the households live in single room tenements, 38% have two living rooms, and only 2% have 3 or more living rooms.

Roughly two-third of the heads feel that their houses are pretty good only a few little repairs being necessary; 14% feel that their houses need big repairs and 16% feel that their houses should be torn down.

Only 28% of the respondents are willing to move from their present place of dwellings.

Most of the residents are dissatisfied with public transport, parks and playgrounds, schools, medical aid and sanitation in the neighbourhood. A significantly greater percentage of heads prefer to live with their own occupation and income group in the neighbourhood.

### The Redevelopment Plan:

Sarai Rohilla which is spread over an area of 510 acres is a new relocation area. Approximately 44% of the total land of Sarai Rohilla is vacant or under orchards and gardens. The built-up portion, excepting the railway colony, has been identified as a clearance area.

Sarai Rohilla is to be developed into a residential-cum-manufacturing area. The plan strives to create a healthy, efficient, convenient and attractive environment for human living. The development of flatted factories which has been suggested for this area, in no way retards the healthy growth of the area. In fact, Sarai Rohilla has been divided into three sectors. The industrial sector is on the western periphery (adjoining Najafgarh Industrial Estate) measuring 32.4 acres. The railway sector measuring 56.4 acres lies on the south; and the residential sector which stretches from the Delhi Cloth Mills on the east to the industrial sector on the west measures 421.2 acres. The residential sector includes the Kishanganj Railway Colony measuring 78.6 acres (excluding the railway land), and half of the area of the national highway (30.0 acres). In the proposed plan the area under railway colony has been left out of consideration, in spite of the fact that this is a low density area. Similarly, in calculating the proposed population for Sarai Rohilla, the area under national highway has also been excluded.

In the redevelopment plan, the residential sector has been divided into two planning units, viz; "A" and "B", the area of a planning unit being determined by the catchment area of shopping centres. They have been further sub-divided into six neighbourhoods the area of a neighbourhood being determined by the catchment area of a primary school. "A" planning unit includes neighbourhoods Shahzadabagh, Rohilla Basti and Daya Basti, while "B" planning unit includes neighbourhoods Sudama Nagar, Kishanganj Railway Colony and Nai Basti.

Sarai Rohilla is to be developed on a gross residential density of 200 persons per acre: thus the total envisaged population for this area is 66,635 or 34,000 in addition to the present population of 32,635. However, approximately 10% (nearly 3,300) of the present population of Sarai Rohilla is engaged in activities which can be carried on more advantageously in villages, and as such are recommended to be relocated in urban villages. The distribution of existing and proposed population in “A” and “B” planning units is given in the following table : —

Planning Unit	Existing and Proposed Population	
	Existing	Proposed
“A”	7,030	29,795
“B”	25,605	36,840
<b>TOTAL</b>	<b>32,635</b>	<b>66,635</b>

The educational facilities have been calculated for a total of 10,650 students out of which 4, 650 are expected to be in the primary standard and 6,000 in the higher secondary standard. This has been calculated on the basis of 7% of the total population as primary school going, and 9% of the total population as higher secondary school going. According to the space standards prepared by the Town Planning Organisation, the area under educational institutions should be approximately 13% of the total area of a neighbourhood being developed on a gross density of 200 persons per acre. Each primary school is proposed to have a minimum of 350 students, while a higher secondary school is to have a minimum of 600 students. The schooling facilities thus work out to be as follows : —

There are 2 primary and 1 higher secondary schools at present in “A” planning unit and they are all located in Rohilla Basti neighbourhood. The higher secondary school is the only in the whole of Sarai Rohilla. It has a building but the accommodation is inadequate and many classes are held in tents. The two primary schools are quite inadequate in all respects. Under the redevelopment plan 5 primary schools and 4 higher secondary schools covering 26.0 acres have been provided in this planning unit.

In “B” planning unit there are 5 primary schools, but no higher secondary school. The buildings are pucca but as the space is inadequate, many classes are held in the open or under tents. In the redevelopment plan 8 primary schools and 5 secondary schools have been provided taking into

account the estimated student population.

The following table summarises the existing and the required educational institutions : —

Existing Population	32,635
Proposed population	66,635
Estimated number of students in primary schools .	4,650
Estimated number of students in higher secondary schools	6,000
Existing number of primary schools ...	7
Existing number of secondary schools ...	1
Proposed number of primary schools ...	13
Proposed number of secondary schools. . .	9

With regard to shopping facilities, the municipal market on Old Rohtak Road in Kishanganj Railway Colony is the biggest in the whole of Sarai Rohilla. It not only meets the daily and occasional requirements of the residents of this colony but of residents of other localities in Sarai Rohilla. The other neighbourhoods do have petty shops scattered over the area, but they are not adequate for the residents. In the re-development plan shopping centres within easy reach of every neighbourhood have been provided, the total area earmarked for shopping centres in both the planning units being 8.2 acres.

44.5 acres have been earmarked for neighbourhood parks in both the planning units. They have been so placed that each neighbourhood has easy access to them.

The following table shows the proposed land use in Sarai Rohilla: —

Land Use	Acres	Percentage
Residential	421.1	82.6
Industrial	32.4	6.3
Railway Land	56.4	11.1
<b>TOTAL</b>	<b>510.0</b>	<b>100.0</b>

32.4 acres have been earmarked for industrial purposes on the extreme western end of Sarai Rohilla, which adjoins the industrial estate on Najafgarh road. 56.4 acres of land has been left out for the railways, mostly along the railway lines to be developed as yards, cabins, etc. later on.

The following table gives the detailed proposed land-use of the residential sector in Sarai Rohilla : —

## Proposed land use of residential sector in Sarai Rohilla

Planning unit/ Neighbourhood	Residential Area		Area for primary schools		Area for higher secondary schools		Area under neighbourhood parks		Shopping area		Area under roads		Total area	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
<i>"A" Planning unit:</i>														
Shahzadabagh	37.8	52.1	4.0	5.5	7.0	9.6	9.5	13.1	2.0	2.8	12.3	16.9	72.6	100.0
Rohilla Basti	32.6	51.5	4.0	6.3	3.5	5.5	4.0	6.3	2.2	3.5	17.0	26.9	63.3	100.0
Daya Basti	29.9	61.5	2.0	4.1	3.5	7.2	5.5	11.3			7.7	15.8	48.6	100.0
<b>SUB - TOTAL</b>	<b>100.3</b>	<b>54.4</b>	<b>10.0</b>	<b>5.4</b>	<b>14.0</b>	<b>7.6</b>	<b>19.0</b>	<b>10.3</b>	<b>4.2</b>	<b>2.3</b>	<b>37.0</b>	<b>20.0</b>	<b>184.5</b>	<b>100.0</b>
<i>"JS" Planning Unit:</i>														
Sudama Nagar	41.8	48.3	6.0	6.9	7.0	8.1	9.5	11.0	2.0	2.3	20.3	23.4	86.6	100.0
Kishanganj Railway Colony	46.5	59.2	6.0	7.6	3.5	4.5	9.0	11.4	••		13.6	17.3	78.6	100.0
Nai Basti	34.5	48.2	4.0	5.6	7.0	9.8	7.0	9.8	2.0	2.8	17.0	23.8	71.5	100.0
<b>SUB - TOTAL</b>	<b>122.8</b>	<b>51.9</b>	<b>16.0</b>	<b>6.7</b>	<b>17.5</b>	<b>7.4</b>	<b>25.5</b>	<b>10.8</b>	<b>4.0</b>	<b>1.7</b>	<b>50.9</b>	<b>221.5</b>	<b>236.7</b>	<b>100.0</b>
<b>TOTAL</b>	<b>223.1</b>	<b>52.9</b>	<b>26.0</b>	<b>6.2</b>	<b>31.5</b>	<b>7.5</b>	<b>44.5</b>	<b>10.6</b>	<b>8.2</b>	<b>1.9</b>	<b>87.9</b>	<b>20.9</b>	<b>421.2</b>	<b>100.0</b>

**NOTE.**— Rohilla Basti, Sudama Nagar and Nai Basti neighbourhoods have a high percentage of land under roads because of the National Highway (200' wide) proposed in the Master Plan.

### Detailed Plan of Rohilla Basti neighbourhood :

A representative detailed plan is being given for one neighbourhood. Similar plans will be drawn for other neighbourhoods.

The existing mohalla of Rohilla Basti covering 63.3 acres could be classified into two—the refugee colony and the nonrefugee part, i.e. (West) Moti Bagh and Rohilla Basti. The refugee colony though newly built lacks some of the community facilities and civic amenities considered as basic for a neighbourhood. Rohilla Basti and (West) Moti Bagh are characterised by disorderly congestion and lack not only the community facilities but also some of the basic civic amenities and services.

This area at present accommodates about 5,530 persons. The redevelopment plan proposes to accommodate 9,185 persons, that is, about 4,000 more persons than at present. Even then the net density does not exceed 300 persons per acre. This area has at present 2 primary schools and 1 higher secondary school. The primary schools are already overcrowded. Space being inadequate many classes are held in tents and open spaces. The higher secondary school is the only one in the whole of Sarai Rohilla and its' catchment area extends beyond its limits too. The building, though pucca, is inadequate and many classes are held in tents. The redevelopment plan provides for 2 primary schools and 1 higher secondary school for this neighbourhood.

Though there is plenty of vacant land, there are no parks or playgrounds. The plan provides neighbourhood parks: and vacant land for building community centres. These community centres will foster the emotional integration of the neighbourhood.

The following table gives the proposed land use:

Uses	Area	
	(in acres)	Percentage
Residential area	32.6	51.5
Primary schools	4.0	6.3
Higher secondary school	3.5	5.5
Neighbourhood parks	4.0	6.3
Shopping centre	2.2	3.5
Area under roads	17.0	26.9
<b>TOTAL</b>	<b>63.3</b>	<b>100.0</b>

A detailed redevelopment plan of Rohilla Basti has been prepared which divides the neighbourhood into four blocks:

- (1) 'A'—At present a vacant land.
- (2) 'B'—existing Rohilla Basti locality.
- (3) 'C'—existing (West) Moti Bagh.
- (4) 'D'—the existing refugee colony.

### Block 'A' :

Block 'A' is 8.4 acres in area. At present it is just a vacant land. In the redevelopment plan, provision has been made for 350 dwellings, which will accommodate approximately 1,750 persons. The frontage of each unit is 16'. Each dwelling unit will consist of four rooms, a bath, latrine, kitchen and stores. The courtyard will be for ground floor families and the terrace for second floor families. The courtyard will cover an area of 368 square feet while the rest of the dwelling unit will cover 920 square feet in both the floors. The block is: planned on the assumption that a slum dwellers' cooperative society will undertake the development and reduce the development and construction cost of a dwelling unit.

### Block 'B' :

The total acreage of this block is 6.6 acres. This block coincides with the existing Rohilla Basti locality. It is one of the most congested areas in Sarai Rohilla and all the built-up area needs to be cleared. Already 8.1 acres have been acquired by the Competent Authority. It not only lacks all the community facilities but also some of the basic civic amenities. Most of the houses do not have latrines and bathrooms and the people ease themselves in the adjoining open spaces.

Under the redevelopment plan, 314 dwelling units: have been provided accommodating roughly 1,570 persons. The blocks will be two storeyed. The dwelling unit will be a single room tenement with a kitchenette, but combined bathroom and latrine. The frontage is 13'-3". Each unit covers 338 sq. ft. Ground floor units are provided with courtyard measuring 209 sq. ft.

### Block 'C' :

The total acreage of this block is 8.9 acres. It coincides with the existing mohalla of (West) Moti Bagh. The present housing condition is the same as in Rohilla Basti, lacking in community facilities and also in basic civic amenities and services. The redevelopment plan envisages the building of a four storeyed block. The total number of dwelling units envisaged in the plan is 400 accommodating 2,000 persons. A dwelling will have 2 rooms, a kitchen, and combined bath and latrine. The total floor area is 600 sq. ft. The frontage is 12' and the courtyard is 144 sq. ft.

### Block 'D' :

The total area of this block is 14.5 acres. The existing Refugee Colony covers a major part of it. It has at present 334 dwelling units accommodating 1,670 persons. It is a newly built colony but is showing a tendency towards de-

terioration. It lacks not only the community facilities but also some of the basic civic amenities. It is assumed that in the near future this block will be rebuilt. In the redevelopment plan 439 more dwellings are provided, with the same design as in 'C' block with 59 dwelling units per acre, accommodating roughly 2,195 persons more. The open area adjoining this colony by the side of the Gulabi Bagh Road has been earmarked for a primary school to be used by the residents of this colony and also by the residents of block 'C'.

### Shopping centre:

A shopping centre covering 2.2 acres has been proposed for this and the adjoining neighbourhoods in the western corner where the 80' wide road joins Old Rohtak Road. The distribution of land in this shopping centre is as follows : —

Distribution of Land	Area (in sq.ft.)	Percentage
Shops with residential blocks	9,150	33.7
Stalls	4,800	17.7
Fuel depots	2,700	10.0
Stall with service yards	2,800	10.3
Restaurants and eating house	1,150	4.2
Community hall	6,550	24.1
<b>TOTAL</b>	<b>27,150</b>	<b>100.0</b>
<b>Site area</b>	<b>2.2 acres</b>	

This shopping centre will have coal and fuel depots, small merchandise shops, eating stalls, vegetable sellers, restaurants, and all such shops catering to the daily and occasional requirements of the people around. The coal depots are adjacent to the yards. Stalls have also been provided with service yards.

The ground floor is wholly occupied by shops whereas the first floor has 60 one-room tenements for accommodating shopkeepers and their families (about 300 persons).

There are 68 stalls for general use, 12 stalls with service yards, 6 fuel depots with yard and 42 shops with 60 residential units on the first floor.

The multi-purpose hall (90' X 40') has lavatory, store, caretaker's quarter and service yard. This hall will function like a 'Dharamshala' i.e., holding functions, accommodating marriage parties, temporary accommodation etc. This centre will hold the social and cultural functions of the community and thus foster emotional integration.

## Phases of the Redevelopment Plan :

The programme for the development of Sarai Rohilla will be in stages :

(i) Development of vacant land measuring approximately 225 acres and its acquisition should be taken up first so that the displaced persons from the clearance and rehabilitation areas can be relocated on this site. This will provide the first link in the urban renewal programme. Preference would, however, be given to persons at present living in the clearance sector of Sarai Rohilla.

(ii) In the second phase of the development, an area of 98 acre which needs to be cleared should be acquired for purposes of redevelopment by the 'Competent Authority'.

No further construction of any kind should be allowed unless it is in accord with the development plan being prepared, and approved by the "Competent Authority".

(iii) The people engaged in 'village' activities and in obnoxious trades should be relocated in urban villages.

(iv) As a short term measure, the basic civic amenities such as water taps, flush latrines, underground sewerage and electricity should be provided. The new road and street pattern as suggested in the redevelopment plan should be introduced to avoid traffic confusion.

(v) Ownership of land should not be regarded as an indispensable requirement. Encouragement should be given to a system of ownership of flats rather than the ownership of whole buildings or land. In case there are old commitments of land use, no construction should be permitted till the detailed plan of each neighbourhood is prepared.

(vi) There should be a detailed physical survey in the scale of 50' to an inch of the built up area.

(vii) Freezing of all constructions in the new as well as already developed areas should be introduced to check the haphazard growth of the area.

## PART II—NEIGHBOURHOOD STUDY

### Study Unit I—Shahzadabagh

Study Unit I is bounded on the West by the Najafgarh drain, on the East by an open land, on the South by Old Rohtak Road and on the North by the Western Yamuna Canal. It spreads over an area of nearly 105.0 acres.

## The people :

There are roughly 100 households in this study unit. Approximately three-fourth of the households have been living in this study unit for a long time, the rest are refugees from West Pakistan. The old residents are mostly employed as 'malis' and 'chowkidars' in the numerous orchards and gardens. They are mostly illiterate and have an income of less than Rs. 100 per month. They are Hindus mostly belonging to upper and intermediate castes and are Hindi-speaking. Of the 75 households— 15 live in and around Kothi No. 313 (Poddar Batika), 10 have recently constructed pucca houses near the Najafgarh drain, and the rest live in huts in the different orchards and gardens.

The 25 refugee families live adjacent to the factories in Shahzadabagh where they are mostly employed. They are Hindus of upper castes and are Punjabi-speaking. These families have a higher percentage of literacy and are economically better off than, the old residents.

## Housing:

Most of the built-up area is occupied by industries. The area occupied by the industries and the houses of about 25 households is known as Shahzadabagh. There are two types of houses. — some derelict pucca structures and some single-storeyed pucca. one-room tenements provided by the proprietors of the industries, in Shahzadabagh for their employees.

At a distance of about half-a-mile from Shahzadabagh there is an old structure known as Kothi No. 313 (Poddar Batika). About 15 households live in this house and in a few huts which have sprung up near it.

Nearby the Najafgarh drain, there are about .10 newly built, bungalows.

About 50 huts are scattered over the orchards and gardens.. They are occupied by the 'malis' and 'chowkidars' of the orchards.

## Services and civic amenities:

There is no provision for tap water supply anywhere in this, study unit. There is a hand-pump in Shahzadabagh for common use, which is quite inadequate for the requirements of the residents. Some houses have their own hand-pumps. The residents in the scattered huts draw water from wells. There are two wells inside Kothi No. 313. The bungalows have their own hand- pumps.

There are no public latrines. A few houses have dry latrines.

The people avail of the open spaces for defecation.

A few houses have electric lights. Most of the factories avail of electric power. Street lights have not been provided.

There is no arrangement for underground sewerage for the disposal of waste. Katcha open nalas overflow even in dry seasons.

#### **Street and road pattern:**

There are no pucca roads or streets inside the area. Katcha paths lead to the factories and houses.

The Old Rohtak Road, metalled and more than 12' wide, runs along the south end of this study unit. Day in and day out heavy vehicles ply on this important road which links Old Delhi and the industrial estate on Najafgarh Road.

#### **Transport links:**

There is no tonga, taxi or rickshaw stand anywhere in this study unit. Only one bus route of the Delhi Transport Undertaking passes through Old Rohtak Road, the frequency of which is more than half an hour. The most common mode of transport is the cycle, and a few avail of the train from Daya Basti Station which is less than a furlong away.

#### **Industries:**

There are 36 manufacturing units in this study unit. 35 of these are located in Shahzadabagh, which lies on the North of Old Rohtak Road. Only the Indian Hume Pipe Company is located on the South side of the Old Rohtak Road, adjoining Daya Basti Railway Station. The industries and their labour strength are:

Type	No. of units	No. of workers
Black salt	1	4
Blade, etc	1	4
China-clay pulverising	1	5
Cloth finishing	4	65
Cycle parts	2	26
Foundry work	2	39
Grease	1	6
Hinge	1	25
Motor body	1	40
Oil and lathe machines	6	94
Pipe	3	33
Porcelain appliances	1	12

Power press	1	24
Rubber toy	2	54
Saddle	1	10
Sewing machines	2	75
Silk cloth	1	8
Soap	1	30
Spring	1	12
Tiles	1	25
Tonga Tyres	1	25
<b>TOTAL</b>	<b>35</b>	<b>616</b>

A few workers live in pucca single-storeyed one-room tenements provided by the proprietors in Shahzadabagh. The majority of them come from Mod Nagar (Najafgarh Road) and Karolbagh; a few come from Rohilla Basti (Study Unit II).

#### **Shopping facilities:**

There are 16 petty shops of general merchandise, cycle repairing, hair dressing, tea, etc. concentrated on Old Rohtak Road and housed mostly in pucca structures. They cater primarily to the requirements of the industrial labour which comes to work in the factories located here. The residents of this area shop their requirements in Rohilla Basti (about 2 furlongs off).

#### **Educational facilities:**

There are no educational institutions. School-going children attend schools in Rohilla Basti (about 2 furlongs away, in Study Unit II). There is one Sewing School for women run by the Backward Classes Association in Shahzadabagh. It has about 25 women on rolls. Women from Rohilla Basti, Shahzadabagh and from houses across the Najafgarh drain come to this; school.

#### **Medical facilities:**

There are no medical facilities, not even private medical practitioners. The residents visit private medical practitioners in Rohilla Basti. For major ailments they go to the general hospitals of Delhi.

#### **Recreational facilities:**

There are no recreational facilities. The children play indigenous games like 'gulli-danda', 'Chor-chor', etc., in the lanes or open spaces. The adults—men and women—just sit and gossip during their leisure hours. Once in a while they go to cinemas.

### **Religious institutions:**

There is one temple and one mosque. A few old women visit the temple regularly. It is only during religious occasions like Janama Ashtami, Diwali, Holi and Dussehra, that the temple is thronged by worshippers. Kathas and kirtans: are also held on these occasions. Of all the festivals, Holi is celebrated the most enthusiastically. People also avail of the newly constructed mandir, (in Study Unit VI) on the other side of Old Rohtak Road. The mosque is now desolate as there are practically no Muslims nearby.

### **Community organizations:**

There are no community organizations here.

### **Integration:**

There are two distinct social groups—the Punjabis (mostly refugees) and the non-Punjabis, who are also the old residents of the area. The refugees live in Shahzadabagh only and have close relationships among themselves. They have a common cultural background. Practically all of them are members of the All-India Refugee Association and the common aim of getting compensation for properties left in Pakistan acts as a unifying force. The old residents are not so well-knit together amongst themselves. They generally live in scattered huts. They hardly meet each other except on important occasions like marriage, festivals, etc. These two groups' have only secondary relationships but as such there is no social tension between them.

## **Study Unit II—Rohilla Basti:**

Study Unit II is bounded on the East by West Circular Road, on the West by an open land, on the South by Old Rohtak Road and on the North by the Western Jamuna Canal. It is spread over 63.3 acres. It has three mohallas—Refugee Colony, (West) Moti Bagh and Rohilla Basti.

### **The people:**

In the Refugee Colony there are about 300 households. As the name indicates, all are refugees from West Pakistan belonging to the upper castes and are Punjabi-speaking.

In (West) Moti Bagh there are about 150 households. Roughly half are Hindu refugees (of upper castes) from West Pakistan and are Punjabi-speaking. The other half were living here much before the refugees came. All are Hindus, mostly belonging to the upper castes. They are Hindi-speaking.

In Rohilla Basti there are about 900 households. Roughly 90% are refugees from West Pakistan. They are Punjabi-speaking and are mostly upper caste Hindus. The rest are old residents of this area. They are Hindi-speaking. All are Hindus, mostly belonging to the upper and intermediate castes, except for a cluster of about 15 to 20 Harijan households.

Generally speaking, the refugees have a higher standard of literacy and a more varied occupational pattern; they are also economically better off than the local population.

### **Housing:**

The Refugee Colony is a newly constructed government colony built about 9 years back to house the refugees from West Pakistan. The colony is distinctive in its uniformity of houses, all double-storeyed and of uniform design with wide streets and open spaces.

Roughly half of the houses in (West) Moti Bagh are old constructions and not in a good condition. The remaining half are new constructions. Most of the houses are single-storeyed. The houses have been built in a haphazard manner.

Rohilla Basti is terribly congested. Most of the constructions are pucca but old and in a bad condition. Roughly one-fourth of the houses are double-storeyed. Here, too the houses have been built in a haphazard way.

### **Services and civic amenities:**

There are no public latrines in the Refugee Colony and (West) Moti Bagh. In Rohilla Basti there are 12 public latrines, 6 for men and 6 for women. The latrines have been located at one extreme end adjacent to the walls of the Capital Industries. In the Refugee Colony every house has been provided with dry latrines. Defecation in the open is common in Rohilla Basti and (West) Moti Bagh; in the former because the number of latrines is inadequate and are not centrally located and in the latter because there are no public latrines.

There is no provision for tap water supply in Study Unit II. The only sources are hand-pumps and wells. In the Refugee Colony there are twelve hand-pumps and two wells for general use. Since no house has its own source of water supply, these are used by all the 300 households living here. In (West) Moti Bagh there are two hand-pumps for general use. Many houses have their own sources of water supply. In Rohilla Basti there are six hand-pumps and two wells. Here too, many houses have their own sources of water supply.

Electricity has been installed in all the mohallas; however a few houses avail of it. Electric street lights exist in all the mohallas.

Sewerage is non-existent in this study unit. There are pucca open drains' parallel to practically all the streets. Inside the locality, there are katcha narrow drains, badly dug and planned; the result is that they often overflow making pools of stagnant water specially during the rainy season. Sanitary conditions are unsatisfactory, partly because of the lack of civic sense among the residents and partly because the arrangements for public sanitation by the Corporation are inadequate.

#### Street and road pattern:

In the Refugee Colony there are properly levelled, well laid out streets about 6 ft. wide. A metalled road, about 8 ft. wide,, has been recently constructed, connecting the Refugee Colony with the West Circular Road (a metalled road about 12 ft. wide). There are no streets inside (West) Moti Bagh. Access to the houses here is through narrow, zig-zag lanes. The same is true for Rohilla Basti, a katcha street about 10 ft. wide, being the only exception. Another metalled road, about 8 ft. wide, has recently been constructed, linking Old Rohtak Road with the West Circular Road.

There is very heavy vehicular traffic on Old Rohtak Road. In the two new roads referred to above, there is very little circulation of traffic.

#### Transport links:

There is no tonga, taxi or rickshaw stand anywhere in this study unit. Only route No. 23 of the Delhi Transport Undertaking passes through Old Rohtak Road, the frequency of which is more than half an hour. The most common mode of transport is the cycle, and a few avail of the train from Daya Basti Railway Station or Sarai Rohilla Railway Station, both of which are nearly a mile away.

#### Industries:

There are 10 manufacturing units in Study Unit II, all in Rohilla Basti. Most of them are on Old Rohtak Road. The types of industries and the number of workers they employ is given below: —

Type	Number of Unit	Number of workers
Grease	1	4
Hospital materials	1	25
Pencils, chalk etc.	1	100
Polish	1	8
Salt refinery	2	21
Sanitary fitting	1	50
Tin box	1	16
Varnish	1	23
Varnishing cycles	1	3
<b>TOTAL</b>	<b>10</b>	<b>229</b>

Most of the workers employed here live in Rohilla Basti.

#### Shopping facilities:

In the Refugee Colony there are about 7 shops of general merchandise, provision stores, vegetables, sweet-meats and fruits housed in mixed or pucca structures. They are grossly inadequate for the requirements of the people living here. Most of the shopping is done by the people in Rohilla Basti. Some shopping is also done in the Kishanganj Municipal Market (Study Unit V) at a distance of about a mile.

In (West) Moti Bagh there are about 15 shops, of provision stores, vegetables, general merchandise, pottery, tailoring, cycle-repairing, sweet-meats, etc. The shops are located on the new road linking Old Rohtak Road to West Circular Road and have pucca structures. The catchment area of these is confined to (West) Moti Bagh. The residents shop a part of their daily requirements here and a part in (East) Moti Bagh.

In Rohilla Basti there are about 40 shops of provision stores, general merchandise, vegetables, pottery, tea, tailoring, cycle-repairing, pan, hair dressing, coal, cloth, etc. Almost all the shops are in a cluster on Old Rohtak Road mostly in pucca structures. These shops meet not only the daily requirements of the people living in Rohilla Basti, but also Shahzadabagh, Refugee Colony, (West) Moti Bagh, (East) Moti Bagh and a few blocks of the Railway Colony adjoining West Circular Road.

#### Educational facilities:

There is no school in the Refugee Colony. Children of this mohalla attend schools in Rohilla Basti and (West) Moti Bagh.

In (West) Moti Bagh there is a private primary school housed in an old pucca building with about 100 students

on its roll. Its catchment area is spread over (East) Moti Bagh and Refugee Colony.

In Rohilla Basti there are three educational institutions. The Government Higher Secondary School, a co-educational institution, with about 600 students on its rolls, is the most important educational institution in the whole of Sarai Rohilla. Its catchment area is spread over the whole of Sarai Rohilla. The buildings, though pucca, is inadequate; so many classes are held in tents. The Patel Crafts Primary School is attached to the Government Higher Secondary School Crafts are taught here along with general education. There are about 250 students on its rolls. The classes are held in the compound of the Arya Samaj Mandir. Its catchment area is spread over Rohilla Basti, Refugee Colony and Shahzadabagh. There is a private primary school housed in a pucca structure with about 200 students on its rolls. Its catchment area is spread over Rohilla Basti, Refugee Colony and Shahzadabagh.

#### **Medical facilities:**

There are no public medical facilities in this study unit. There are four private medical practitioners (allopathic) three in Rohilla Basti and one in (West) Moti Bagh. People from Shahzadabagh and (East) Moti Bagh also come to these doctors as there are no medical facilities, whether public or private, in these mohallas.

#### **Recreational facilities:**

No recreational facilities exist in Study Unit II. There are no parks or playgrounds. Open spaces exist only in the Refugee Colony. Here too, they have not been developed so far. Children of this colony play indigenous games in these open spaces. In (West) Moti Bagh and, Rohilla Basti, children play in the lanes and streets. The adults in all the three mohallas have no recreation. They spend their leisure time in gossiping.

#### **Religious institutions:**

There are no religious institutions in the Refugee Colony.

In (West) Moti Bagh there is an Arya Samaj Mandir. Kirtans and Bhajans are organised by the Arya Samaj Association in the courtyard of the 'mandir' from time to time. There are two such associations, one in Rohilla Basti and one in (West) Moti Bagh. Its catchment area is spread over Refugee Colony, Rohilla Basti and Shahzadabagh. There is also a Hari Kirtan Mandali in (West) Moti Bagh. This Mandali organises kirtans every Saturday. It is held in the house of the person who so desires. Kirtan competitions are organised every year by this Mandali on

Janmastami day.

There is a Gurdwara in Rohilla Basti managed by the Rohilla Basti Gurdwara Association. The Gurdwara is the venue of worship by the Sikh community in Rohilla Basti. Kavi Darbars are organised by the Association from time to time. People from all the adjoining mohallas participate in these.

There are two temples in Rohilla Basti, one for caste Hindus and another for the Harijans. There is no restriction as regards the entry of Harijans in the temple frequented by the caste Hindus, but the Harijans have preferred to have a separate place of worship. People of Rohilla Basti, Shahzadabagh and Moti Bagh worship in these temples. On festival days, the temples buzz with life. A mosque has been occupied by the refugees who have started living in it. The Harijans of Rohilla Basti have formed a Valmiki Sabha. Festivals like Janmastami and Dus-sehra are celebrated by it. They also invite sadhus for religious guidance and meals are offered to them. It is also an occasion for the Harijan community for community feasting.

There is a Sanatan Dharam Association of caste Hindus in Rohilla Basti which takes the initiative in the celebration of festivals like Dussehra and Janmastami.

#### **Community organisations:**

The refugees living in Refugee Colony, (West) Moti Bagh and Rohilla Basti are members of the All-India Refugee Association. They have a branch of this Association in Refugee Colony, the primary object of which is to get the houses built in Refugee Colony as compensation to bonafide refugees for properties left in Pakistan.

In (West) Moti Bagh the residents have formed a union (Kiraya Dar Union) to prevent the landlords from exploiting the tenants. This, in fact, is a branch of such a union for the whole of Delhi. Whenever there is a dispute between the landlord and the tenant, the union discusses the case and on the basis of its merits takes the matter up in the courts.

#### **Integration :**

The displaced persons from West Pakistan living in Rohilla Basti, Refugee Colony and (West) Moti Bagh have close relationships with one another. A common background, all refugees from West Pakistan, and common object, that is, getting compensation for properties left in Pakistan, have acted as strong unifying forces.

The Harijans in Rohilla Basti are also well integrated as also the old residents of (West) Moti Bagh. In the case

of former, identity of caste and in the case of latter, long residence, have acted as the unifying force. These social groups have only secondary relationships with each other; but as such there is no social tension.

### Study Unit III—Sudama Nagar:

Study Unit III is bounded on the West by West Circular Road, on the East by Bagh Kara Khan, on the South by the Railway Colony and on the North by the Western Jamuna Canal. It is spread over 86.6 acres. Gardens, orchards and open spaces occupy the major part. The two mohallas—Sudama Nagar\* and (East) Moti Bagh—are separated by a garden.

#### The people :

In Sudama Nagar there are about 700 households. Nearly two-thirds are old residents and one-third refugees from West Pakistan. The old residents are Hindus of upper and intermediate castes and are Hindi-speaking. Mostly they are illiterate and are mill-workers. Most of the households have an income of less than Rs. 150 per month. The refugees, who have a higher standard of literacy and are economically better off than the old residents are, generally speaking, Hindus of upper castes and retail traders.

In (East) Moti Bagh there are about 600 households. They are mostly old residents and are employed in mills. They are Hindus of upper castes and are Hindi-speaking. The percentage of illiteracy is very high.

#### Housing:

Sudama Nagar is spread over 10 acres. About 700 households live in it. Some of the houses have only recently been constructed. They are all pucca single-storeyed structures. There are 11 katras housing about 150 households. The P.W.D. is constructing 145 quarters on behalf of the D.D.A. for the slum dwellers. These are one-room tenements with a kitchenette but common latrines and bath-rooms.

In (East) Moti Bagh there are three types of houses—(i) well planned, newly constructed, single-storeyed houses, (ii) huts lying on Azad Road, and (iii) khokhas on West Circular Road. These khokhas form a separate cluster.

#### Services and civic amenities:

There are no public latrines in Sudama Nagar. Practically all the houses have dry latrines. In (East)

\* Formerly known as Padam Nagar.

Moti Bagh there are six public latrines for men and six for women. These are grossly inadequate for the residents of this area.

There are four hand pumps and two taps for public use in Sudama Nagar. There are five hand-pumps in (East) Moti Bagh. These public sources of water supply are totally unable to cope with the requirements of the people and as such they are put to great difficulties.

Sewerage does not exist in any of the mohallas. Water flows through open pucca drains.

Street lamps have been provided on most of the roads and streets, even on katcha roads.

The sanitary conditions are highly unsatisfactory. Uncleaned refuse lies in heaps in several places for days together.

#### Street and road pattern :

The two major roads running by the sides of this study unit are—the Old Rohtak Road and the Azad Road. Both are metalled, the former more than 12 ft. wide and the latter about 8 ft. wide. There is always heavy vehicular traffic on Old Rohatak Road as it connects Najafgarh and Old Delhi. The circulation on Azad Road is practically negligible. Most of the streets and lanes inside Sudama Nagar are made of ground stone, whereas in (East) Moti Bagh almost all are katcha.

#### Transport links:

There is no tonga, taxi or rickshaw stand anywhere in this study unit. Only one route of the Delhi Transport Undertaking passes through Old Rohtak Road, the frequency of which is more than half an hour. The most common mode of transport is the cycle, and a few avail of trains from Sarai Rohilla Railway Station.

#### Industries:

There are two manufacturing units in Sudama Nagar—one manufacturing cycle parts employing 8 workers and the other a handloom cooperative society employing 25 workers. Workers are mostly locally drawn. In (East) Mod Bagh also there is a handloom cooperative society employing about 16 workers all of whom are locally drawn.

#### Shopping facilities:

In Sudama Nagar there are 32 shops of general merchandise, grains, sweet-meats, etc., which meet not only the needs of this locality but also of Bagh Kara Khan

(Study Unit IV). They are in pucca residential houses. Some shopping is also done by the people in the Kishanganj Municipal Market, about half a mile off. There are 13 shops of general merchandise, cycle repairing, food stuff, fuel, etc., in (Sast) Moti Bagh, mostly located on the West Circular Road housed in pucca structures. The catchment area extends beyond the road to (West) Moti Bagh and the Railway Colony quarters adjoining (East) Moti Bagh.

#### **Educational facilities:**

There is one primary school in Sudama Nagar. It is run by an individual in a pucca residential house. There are about 35 students on its rolls. Most of the students are locally drawn. There is also one primary school in (East) Moti Bagh. Classes are held on a pucca platform in tents. There are 140 students on its rolls and 4 teachers on its staff. Its catchment area is confined to (East) Moti Bagh.

#### **Medical facilities:**

There are no medical facilities—public or private. Residents of Sudama Nagar avail of this facility in the adjoining Bagh Kara Khan, and residents of (East) Moti Bagh visit the private medical practitioners in Rohilla Basti. For major ailments they go to the general hospitals of Delhi.

#### **Recreational facilities:**

There are no recreational facilities. There are no parks and playgrounds. But there are plenty of open spaces. The children play indigenous games in there open spaces. The adults have no organised recreation. They spend their leisure time in gossiping.

#### **Religious institutions:**

There are two temples in Sudama Nagar, one of Radha Krishna and another of Hanumanji. The Radha Krishna temple is very popular and kirtans are held daily. The people in this mohalla are very religious-minded. There are no places of worship in (East) Moti Bagh. They either visit the temples in (West) Moti Bagh (Study Unit II) or the temple beyond the Western Yamuna Canal adjoining Andha Mughal.

#### **Community organisations:**

In Sudama Nagar there is a “Vikash Mandal” but its membership is restricted to a few members. It is not at all active.

In (East) Moti Bagh there is one “Mohalla Association” which has a committee consisting of 5

members. Its object is to represent to the authorities for better services and civic amenities. It has done nothing constructive so far.

#### **Integration:**

There are two rival groups in Sudama Nagar, one supporting the “Vikash Mandal” and the other deadly against it. The former is in a very small minority. The cause of this discord is that the president of the Mandal had promised the residents that a school would be built on some vacant land belonging to his father. The land, however, has been handed over to the P.W.D. which is constructing quarters for slum dwellers on behalf of the D.D.A. The resentment of the residents gets overt expression in the labelling of “Sudama Nagar” on the walls of the houses which is contrary to the wishes of the “Vikash Mandal” which wants the mohalla to be named as Padam Nagar.

The refugees, the majority of whom are supporters of the opposite group of “Vikash Mandal” have close relationships among themselves; so also do the older residents.

In (East) Moti Bagh there are primary relationships among the residents most of whom have been living here for a long time.

### **Study Unit IV—Nai Basti :**

Study Unit IV is bounded on the West by Sudama Nagar, on the East and South by the Railway Colony and on the North by the Western Jamuna Canal. It is spread over 71.5 acres.

#### **The people :**

There are 2,070 households in this study unit. In all the mohallas\* the residents are Hindus mostly belonging to upper castes and are Hindi-speaking. They are living here for a long time. Most of them are factory labourers and fall in the income- range of Rs. 50-100. The majority are illiterate. In Nai Basti Rajasthani labourers form the majority group though few refugees have also settled down in these localities. The refugees are generally retail tradesmen and are economically better off than the old residents.

#### **Housing:**

Bagh Kara Khan comprises mostly pucca houses, built

*\*There are five mohallas—Bagh Kara Khan, Kashmiri Bagh, Basant Nagar, Nai Basti and Chusti Chaman. They have been tentatively indicated on the map.*

in an unplanned haphazard manner, roughly half of which are double-storeyed and the other half single-storeyed. The condition of houses is not good. There are 18 katra-type buildings in this area, some of which house a large number of families. The Chamaran building, for instance, houses about 150 families. Living conditions are deplorable since there is only a single room 10' x 10' for a family, without bathroom, courtyard or kitchen and without electricity or ventilation. Only 2 hand-pumps and 14 dry latrines cater to the needs of these 150 families. The in-convenience and plight of the residents can easily be imagined. The rent is also fairly high—Rs. 13 p.m. In other buildings

the number of families living are much less, though from the point of view of sanitary conditions and civic amenities the position is far from satisfactory. A striking feature is that the average rent charged in each of the buildings is fairly high—about Rs. 12 p.m. on an average for a single room. Recently a pucca bridge has been constructed for pedestrian traffic, linking Bagh Kara Khan and Kashmiri Bagh over the Dar Halia Nala.

In Kashmiri Bagh about 90% of the houses are pucca and the rest are mixed. About one-third of the houses are double-storeyed. In physical appearance the houses are tolerable but in designing and space adjustments they are far below standard.

In Basant Nagar (including Azad Nagar) most of the houses are pucca and single-storeyed. The houses are in a bad condition and built in a haphazard unplanned manner. The canal side is used for dumping refuse and for purposes of defecation. The Nala (Dar Halia Nala) aggravates the already insanitary conditions. There are about 50 huts inside Khem Katra, where cattle and men live together, which is responsible for unhealthy and unclean surroundings—a source of danger to public health. Even the walls of the huts are used for drying cow-dung-cakes.

In Nai Basti (including Rama Park) most of the houses are pucca and double-storeyed. The condition of the houses is not good. There is acute congestion of houses on land as well as people in houses which reveals complete neglect of all planning principles. Most of the families have a single room without any other facilities.

In Chusti Chaman all the houses are pucca and single-storeyed. They are the property of a single person. Generally the accommodation is a room, a kitchen and a courtyard. The condition of the houses is not bad. The houses are located in three blocks. The main blocks comprises of 25 houses with a wall around, built in two rows with an open space between them. There are two other blocks of houses, one on the Azad Road and the other on the side of Ratia Wali Bagichi.

### **Services and civic amenities:**

In Bagh Kara Khan there are 4 public latrines, in Kashmiri Bagh 8 and in Azad Nagar 10. People of other mohallas have no public latrines and avail of these or the open spaces. These are quite inadequate for more than 2,000 families.

Public hydrants have been provided in Bagh Kara Khan, Kashmiri Bagh, Nai Basti, Basant Nagar and Chusti Chaman. There is 1 water tap and 1 hand pump in Bagh Kara Khan; 1 hand pump in Kashmiri Bagh; 1 water tap and 1 hand pump in Nai Basti; 1 water tap in Basant Nagar and 2 water taps in Chusti Chaman.

There is no sewerage system in any of the mohallas. The refuse is carried away to the Dar Halia Nala.

Some of the streets have been provided with electric lamps but they are not adequate.

### **Street and road pattern :**

There are two main pucca roads passing through this area. One is the Azad Road which runs practically parallel to the Old Rohtak Road. The other links Azad Road with Old Rohtak Road.

There is one fairly good street of 'kankar' in each of the mohallas, i.e., Bagh Kara Khan, Kashmiri Bagh, Nai Basti and Chusti Chaman. They are about 8 ft. wide, properly levelled and run from one end of the locality to the other.

### **Transport links:**

There is no tonga, taxi or rickshaw stand anywhere in this study unit. Only one bus route of the Delhi Transport Undertaking passes through Old Rohtak Road, the frequency of which is more than half an hour. The most common mode of transport is the cycle, and a few avail of trains from Kishanganj or Sarai Rohilla Station, both of which are less than a mile away.

### **Industries:**

There are 14 manufacturing units in this study unit. Most of these are in Nai Basti on Azad Road. The following table lists the industries with the number of workers in each:

Type	Number of Unit	Number of workers
Auto parts	1	45
Cycle Pedal	1	6
Flour mill (Chakki)	6	17
Hardware	1	11
Ice cream	1	4
Label	1	17
Saris' border	1	6
Tent	1	100
Tin printing	1	8
<b>TOTAL</b>	<b>14</b>	<b>214</b>

Most of the workers are locally drawn.

#### **Shopping facilities:**

There are about 60 petty shops of general provision, vegetables, halwai, etc., scattered over the mohallas which cater to the daily requirements of the people living nearby and are housed in pucca structures. The major shopping requirements are met at the Kishanganj Municipal Market on Old Rohtak Road, which is hardly two furlongs away from the farthest corner and which draws customers from other study units as well.

#### **Educational facilities:**

In Bagh Kara Khan there is one M. B. Primary School. It has a pucca building but as it is not adequate, classes are also held in tents. There are about 200 students, both boys and girls, on its rolls. Besides this there are three private schools— two primary and one middle. They are all housed in residential houses. The two primary schools have at present about 20 students each. The middle school has about 40 students on its rolls. All the students are locally drawn except the middle school which attracts a few students from the adjoining mohallas of Sudama Nagar (in Study Unit III) and Kashmiri Bagh.

In Kashmiri Bagh there is a primary school run by the Corporation having about 300 students on its rolls with 7 teachers on the staff. Its catchment area includes Nai Basti, Chusti Chaman, Basant Nagar and Sudama Nagar (Study Unit III).

None of the other mohallas have their own schools. There is a private vocational school in Rama Park run by a retired railway employee who trains students for mechanical and civil engineering. At present there are only 5 students on its rolls.

#### **Medical facilities:**

In Bagh Kara Khan there is a Maternity and Child Welfare Centre run by the Municipal Corporation with a staff of one Lady Health Visitor and three trained midwives. The Health Visitor, attached with two more centres, attends this centre twice a week. On an average nearly 400 patients receive medical attention in a month. Nearly 50 births are handled by this centre in a month. Its catchment area extends to all the adjoining mohallas— Sudama Nagar (Study Unit III), Basant Nagar, Kashmiri Bagh, Nai Basti and Chusti Chaman.

#### **Recreational facilities:**

There are no recreational facilities anywhere in this study unit. There are no parks and playgrounds. The gardens and orchards are not meant for public use. Open spaces are fast disappearing due to unauthorised constructions. Under these circumstances, the children play indigenous games like gulli-danda, marbles, etc. in the streets and lanes or whenever open space is available. The adults have no recreation except gossiping. Sometimes they play cards or visit cinemas. The menfolk seldom find time to indulge in any organised recreational activity. Tired and worn out after a busy day, they prefer to relax and gossip rather than participating in any organised recreation. Further there are so many domestic worries to attend.

#### **Religious institutions:**

There are three temples in Bagh Kara Khan, one in Chusti Chaman and one in Basant Nagar. These temples attract people from all the adjoining mohallas. Religious discourses and kirtans are held on auspicious days when there is considerable enthusiasm especially among women. During festival days, the temples are crowded with devotees.

#### **Community organisations :**

In Bagh Kara Khan there is a branch of the Delhi Rajya Swasth Committee. This committee enrolls members on a family basis and takes a nominal annual fee of Re. 1. At present it has 500 families as members. The function of this committee is to look after the public health and sanitation of the area. It has done a lot for the residents like supply of water taps, and proper sanitary arrangements but many families have complained that the committee has misappropriated money. Its catchment area spreads over all the mohallas of this study unit.

There is a "Kiraya Dar Union" in Nai Basti which is a branch of the "Kiraya Dar Union" of Delhi. It has a committee of 5 members, which looks into the grievances of the tenants and organises demonstration and holds public meetings against the hardships meted out by the

landlords. It is a fairly powerful and influential organisation.

### **Integration:**

In Bagh Kara Khan, broadly speaking, there are two social groups—the old residents of the mohalla and the refugees. Among the old residents there is a great deal of intimacy and neighbourly feeling. On occasions, like marriages and festivals they co-operate with each other and share common joys and sorrows. In case of some mishap or sickness the people stand by each other. Among the refugees as a whole the degree of intimacy and neighbourly feeling is not as great, except when some problem with regard to evacuee properties arises. But they have their groups on a district basis such as Multani, Lahori, Bharatpuri, etc. and in each of these groups there is high degree of neighbourliness. This does not mean, however, that there is any tension or ill-feeling among the different social groups. On occasions requiring common action they come together. For instance, the mohallas formed a Swasth Committee to present a united front to the municipality for providing civic amenities and improving the sanitary conditions. Similarly, when the D.D.A. issued notices for the demolition of unauthorised constructions they joined hands and got the notices cancelled.

In Basant Nagar there are also two distinct social groups—the old residents, mostly Gujars from U.P.; and the displaced persons from West Pakistan. The pattern of social relationships, is the same as in Bagh Kara Khan.

Most of the households in Nai Basti, Kashmiri Bagh and Chusti Chaman are living for a fairly long time. They have a good deal of social contact among themselves.

## **Study Unit V—Kishanganj Railway Colony:**

Study Unit V or the Railway Colony is bounded on the West by West Circular Road, on the East and South by the Railway lines and on the North by Nai Basti, Kashmiri Bagh, Bagh Kara Khan, Sudama Nagar and (East) Moti Bagh. It is entirely railway colony and is spread over an area of about 113.6 acres. The 1880 quarters built by the railway colony houses an identical number of households.

### **The people:**

Most of the residents are Class IV employees in the Railway Offices. They are mostly Punjabis and fall in the income group of Rs. 100-200 p.m. Most of the residents are educated up to primary classes.

### **Housing:**

All the houses are pucca. There are 7 types of quarters built in clusters. All the quarters are either two-roomed or one-roomed with latrine, bathroom, kitchen and courtyard. Generally one block of residential units is of the same design.

### **Services and civic amenities:**

The responsibility for providing civic amenities in this study unit lies with the railway authorities. Adequate sanitary arrangements have been made. Proper drainage and sewerage system exist in this colony. Sanitary staff has been provided to look after the sanitation of the colony.

36% of the quarters in this colony have separate water taps and latrines. The rest of the houses have common latrines and water taps. Electricity exists in all the quarters and street lights have been adequately provided.

### **Street and road pattern:**

The major road is the Old Rohtak Road on which heavy traffic plies throughout the day. Broad metalled streets and lanes have been laid between each block.

### **Transport links:**

There is no tonga, taxi or rickshaw stand in this study unit. Only Bus Route No. 23 of the Delhi Transport Undertaking passes through Old Rohtak Road, the frequency of which is more than half an hour. The most common mode of transport is the cycle. A good number of railway employees avail of the railway train from adjoining Kishanganj or Sarai Rohilla Railway Stations.

### **Industries .**

There are no industries in this study unit.

### **Shopping facilities :**

The colony has a very big Municipal Market on Old Rohtak known as Kishanganj Municipal Market. All the shops are housed in pucca single-storeyed structures built in a row, on both sides of Old Rohtak Road. There are about 200 shops of provision stores, tea-stalls and restaurants, tailors, furniture dealers, sweetmeat dealers, vegetable dealers, etc.

The catchment area of these shops extends to the whole of Sarai Rohilla and even Manakpura and Andha Mughal.

### **Educational facilities;**

There is one middle school, five nursery schools and

two sewing schools in this unit. The middle school has been set up by Northern Railway men's Union. It is a recognised school with 800 students on its rolls and about 25 persons on the teaching staff. It is housed in a pucca building but the space being inadequate some classes are held in tents. The catchment area of the school extends to Bagh Kara Khan, Moti Bagh, Rohilla Basti and Nai Basti. All these mohallas are within a radius of two to three furlongs.

Four of the five nursery school existing in the study unit are housed in residential quarters. The number of students in these vary from 40 to 90. The catchment area is confined to a few furlongs from its location. The fifth nursery school is housed in a hut and has about 35 students on its rolls mostly drawn from the colony itself, Nai Basti and Kashmiri Bagh.

A railway employee's wife is running a sewing school in a residential quarter. There are 25 ladies who are taking advantage of the training provided here. The catchment area spreads over the Railway Colony, Sudama Nagar and Bagh Kara Khan, both of which are hardly one furlong off. The educational facilities in this study unit, particularly for higher education, are not adequate to meet the requirements. As such school-going children attend higher secondary schools outside in Anand Parbat, Rohilla Basti and New Rohtak Road.

#### **Medical facilities:**

The railway authorities have provided hospitals and dispensaries for free medical aid for only railway employees. The dispensary is located on Old Rohtak Road, opposite Kishanganj Municipal Market.

#### **Recreational facilities:**

There are three parks and one sports club in this study unit. One of the parks is in a state of utter neglect by both the authorities and the people. It is a park only in name, since no characteristics of a park are visible except for uneven, barren grounds. It shows signs of not being used for a long time. Heaps of dirt are lying on it and the little equipment that was originally provided is in a very bad state. One park has been recently laid out and is being gradually equipped. The third park is attached to the sports club which is a pucca newly built building with a fence all round it. The sports club provides for Badminton, Table Tennis, Volley-ball. Football and some indoor games like Carrom and Chess. The membership in these games varies from 25-30 persons. The club also organises dramas and variety programmes once a year on railway day when sports are also organised. The playing of cards is strictly prohibited as in the past, this club is reported

to have become a place for gamblers. From 11.00 A.M. to 3.00 P.M. the club is utilised exclusively by the ladies. During this time sewing and cutting classes are conducted by the Lady-teachers in the club premises. About 40 ladies, all related to the railway employees, attend these classes. The Railway Board had sanctioned Rs. 78000/- for the financial year 1957-58, for the expansion of the activities of the club and for development of parks and playgrounds in this colony. Participation in the activities of the club is much less than what could be expected, primarily because the club has earned a bad name in the past as a centre for gambling. Also it appears that the people do not have ample leisure time at their disposal.

The children also play in the grounds of the club in small groups of five or six. They usually play indigenous games like "Gulli-danda", etc. The young men spend their leisure time in gossiping, roaming about and seeing cinemas. The elders just sit around and gossip during their leisure hours.

#### **Religious institutions:**

There are three temples and one gurdwara in this colony. They are all housed in khokhas. The temples hum with life on festival days and other auspicious occasions. There are two kirtan 'mandalis' of the women and one of men. These 'mandalis' hold kirtan and kathas from time to time.

#### **Community organisation:**

As such there are no community organisations in this study unit. But a few blocks of residential units form ad hoc committees during important festivals like Holi, etc. when they collect donations from the residents and spend them in community celebrations.

#### **Integration:**

The inhabitants have casual relationships with one another. The reasons are: (1) the different income groups, due to which the people of the higher income group think it below their dignity to mix with the lower income groups, (2) the different hours of duty of the railway staff keep on changing and therefore they do not have common leisure time, (3) it is too big a colony to have a compact group.

### **Study Unit VI—Daya Basti:**

Study Unit VI is bounded by Old Rohtak Road on the North and West, the Delhi-Ferozepore Railway Line on the South and the West Circular Road on the East. It is a vast open barren land of 70.0 acres belonging to the

railway authorities, except a little portion on the western end where there are a few pucca houses and huts

#### **The people :**

The majority of the residents are Gujars, and milkmen. They are illiterate and their income is less than Rs. 100/- p.m.

#### **Housing:**

There are 40-50 huts and a few pucca but old houses on the western end, along with katcha cattle sheds. At present the railway authorities are constructing its police-lines and some residential quarters in the centre of this study unit.

#### **Services and civic amenities:**

These huts have no civic amenities. The residents draw water from a well and they use the adjoining open spaces for defecation purposes. The keeping of milch-cattle alongwith aggravates the already insanitary conditions.

#### **Street and road pattern:**

There are no roads or streets inside this study unit. Katcha paths lead to the huts. The Old Rohtak Road runs nearby.

#### **Transport links:**

There is no tonga, taxi or rickshaw stand in this study unit. Only bus route No. 23 of the Delhi Transport Undertaking passes through Old Rohtak Road, the frequency of which is more than half an hour. The most common mode of transport is the cycle, and a few avail of the railway train from the adjoining Daya Basti Railway Station.

#### **Industries:**

There are no industries in this study unit.

#### **Shopping facilities:**

There is only one vegetable shop in this locality. The people have to go either to Shahzadabagh which is just across Old Rohtak Road, or to Rohilla Basti which is about a mile away. As there are a few shops in Shahzadabagh, the people have to go to Rohilla Basti for other daily and occasional requirements.

#### **Educational facilities.**

The people here are mostly illiterate. They do not feel

the necessity of educating their children. A few children who are getting education go to Rohilla Basti.

#### **Medical facilities :**

There are no medical facilities in this area. The people avail of the private medical practitioners in Rohilla Basti and (West) Moti Bagh in an emergency.

#### **Recreational facilities:**

There are no recreational facilities in this study unit. The children play indigenous games in the adjoining open spaces. The adults just sit and gossip during their leisure hours.

#### **Religious institutions :**

There are two temples. One is a big temple, recently constructed, by the side of Old Rohtak Road adjoining Indian Hume Pipe Company. Kirtans are held every Tuesday. The catchment area extends to Shahzadabagh.

The other is a small temple in the centre of these huts. No kirtans and kathas are held. People pay homage and worship individually.

#### **Community organisations:**

There are no community organisations here.

#### **Integration:**

The majority of the residents are Gujars. They are bound by a very strong 'beradari' feeling, and have a strong 'Panchayat.

The Table shows that in the age groups 35-45 years and 45-55 years, sex disproportion is the greatest, males far outnumbering females. It is the least in the age group 0-5 years.

## Socio-economic condition of people in Study Unit IV :

The following table gives the age and sex composition of the total population :—

**Table E:1 Age and sex composition**

Age groups (in years)	Males			Females			Total		
	No.	%	No.	%	No.	%			
0—5	734	51.8	682	48.2	1416	100.0			
5—10	619	54.1	526	45.9	1145	100.0			
10—15	439	61.4	276	38.6	715	100.0			
15—25	827	56.2	644	43.8	1471	100.0			
25—35	998	58.2	717	41.8	1715	100.0			
35—45	697	70.6	290	29.4	987	100.0			
45—55	341	69.5	150	30.5	491	100.0			
55—65	168	61.1	107	38.9	275	100.0			
65 & above	88	59.5	60	40.5	148	100.0			
<b>Total</b>	<b>4911</b>	<b>58.7</b>	<b>3452</b>	<b>41.3</b>	<b>8363</b>	<b>100.0</b>			

**Table E : 2 : Size of household**

Size	Number	%	Cu %
1 member	293	14.2	14.2
2 members .	305	14.7	28.9
3 „	353	17.1	46.0
4 „	336	16.2	62.2
5 „	282	13.6	75.8
6 „	216	10.4	86.2
7 „	114	5.5	91.7
8 „	67	3.2	94.9
9 „	52	2.5	97.4
10 „	28	1.4	98.8
11 & more members	24	1.2	100.0
<b>TOTAL</b>	<b>2070</b>	<b>100.0</b>	

Average size of household : 4.04

The table shows that 14.2% are uni-member households, 61.6% have from 2-5 members and 24.2% have 6 members or more. The average size of a household is 4.04 which is less than 4.7, the 1951 census figure of the average size of a household in urban Delhi.

**Table No. E 3 gives the nature of the households.**

Nature	Number	%
Natural	1450	70.0
Joint	620	30.0
<b>TOTAL</b>	<b>2070</b>	<b>100.0</b>

Table No. E 4 gives the year of arrival in Delhi of all the members.

**Table E : 4 : Year of arrival in Delhi**

Year	Number	%
Migrated : Before 1939	341	4.1
1939—1946	853	10.2
1947 & after	4338	51.9
Not migrated	2831	33.8
<b>TOTAL</b>	<b>8363</b>	<b>100.0</b>

**Table E : 5 : Year of arrival in the present house**

Year	Number	%
By birth	2323	27.8
Before 1939	224	2.7
1939-1946	671	8.0
1947 & after	5145	61.5
<b>TOTAL</b>	<b>8363</b>	<b>100.0</b>

Table No. E 5 indicates the year of arrival in the present house of all the members:

Table No. E 6 gives the age and sex composition of the student; population.

**Table E : 6 : Age and sex composition of student population**

Age group (in years) No.	Males			Females			Total		
	No.	%	% of total in the age group	No.	%	% of total in the age group	No.	%	% of total in the age group
0-5	6	100.0	..	..	..	..	6	100.0	..
		0.7						0.5	
5-10	351	65.0	56.7	189	35.0	35.9	540	100.0	47.2
		42.7			50.1			45.0	
10-15	323	68.7	73.6	147	31.3	53.3	470	100.0	65.7
		39.3			39.0			39.2	
15-25	141	77.5	17.0	41	22.5	6.4	182	100.0	12.4
		17.2			10.9			15.2	
25 & above	1	100.0	..	..	..	..	1	100.0	..
		0.1			..			0.1	
<b>Total</b>	<b>822</b>	<b>68.6</b>	<b>..</b>	<b>377</b>	<b>31.4</b>	<b>..</b>	<b>1199</b>	<b>100.0</b>	<b>..</b>
		<b>100.0</b>			<b>100.0</b>			<b>100.0</b>	

Four-fifths of the male students and 89.1% of the female students are less than 15 years of age. Also, a larger percentage of males as compared to females are receiving education. This may be because of the greater importance attached to the education of males by the heads.

Table No. E 7 gives the sex and educational standard of the student population. Primary and middle means classes I to VIII, higher secondary means classes IX to XI and college means higher education.

**Table E : 7 : Sex and educational standard of student population**

Standard	Males			Females			Total		
	No.	%	%	No.	%	%	No.	%	%
Primary & Middle	692	84.2	66.9	343	91.0	33.1	1035	86.4	100.0
Higher secondary	86	10.5	74.8	29	7.7	25.2	115	9.5	100.0
College	38	4.6	88.4	5	1.3	11.6	43	3.6	100.0
Basic training	6	0.7	100.0	..	..	..	6	0.5	100.0
<b>Total</b>	<b>822</b>	<b>100.4</b>	<b>68.6</b>	<b>377</b>	<b>100.0</b>	<b>31.4</b>	<b>1199</b>	<b>100.0</b>	<b>100.0</b>

Most of the students, both males and females, are in the primary and middle classes; only 4-6% of the male students

and 1-3% of the female students are studying in higher classes. In all the classes, the percentage of male students is greater than the percentage of female students and this disproportion goes on increasing as we move up the scale.

Table No. E 8 gives the number of students attending recognized and unrecognized schools :

**Table E : 8 : Number of students attending recognized and unrecognized schools**

Type of School	Males		Females		Total	
	No.	%	No.	%	No.	%
Recognized	707	86.0	331	87.8	1036	86.6
Unrecognized	115	14.0	46	12.2	161	13.4
<b>Total</b>	<b>822</b>	<b>100.0</b>	<b>377</b>	<b>100.0</b>	<b>1199</b>	<b>100.0</b>

Table No. E 9 gives the distance of educational institutions from home.

**Table E : 9 : Distance of educational institutions from home**

Distance (in miles)	Number	%	Cu.%
Less than ½	332	27.7	27.7
½—1	349	29.1	56.8
1—2	285	23.8	80.6
2—3	152	12.7	93.3
3—4	40	3.3	96.6
4—5	13	1.1	97.7
5 & above	28	2.3	100.0
<b>Total</b>	<b>1199</b>	<b>100.0</b>	<b>..</b>

Average distance : 1-31 miles.

Table No. E 10 gives the sex and educational standard of the non-student population. The age group 0—5 years was excluded because it was felt that its inclusion would unnecessarily inflate the illiteracy figures.

**Table E : 10 : Educational standard of the non-student population**

Standard	Males		Females		Total	
	No.	%	No.	%	No.	%
Illiterate	2078	61.8	2122	88.7	4200	72.9
Primary & middle	913	27.1	226	9.5	1139	19.9
Higher secondary	294	8.7	33	1.4	327	5.7
College	76	2.3	12	0.5	88	1.5
<b>Total</b>	<b>3361</b>	<b>100.0</b>	<b>2393</b>	<b>100.0</b>	<b>5754</b>	<b>100.0</b>

NOTE.—Children in the age group 0—5 years have not been considered.

Illiteracy is more wide-spread among the females than among the males. Even among those who are literate, most of them are educated up to primary standard. Among the females only 1.9% have received higher secondary or college education.

Table No. E11 gives the number of earners per household.

**Table E 11 gives the number of earners per household.**

Number of earners per household	Number	Percentage
No earner	12	0.6
1 earner	1565	75.6
2 earners	371	17.9
3 earners	99	4.8
4 earners	19	0.9
5 earners	4	0.2
<b>Total</b>	<b>2070</b>	<b>100.0</b>

Average number of earners per household : 1.3

The Table shows that 12 households have no earners. They are living on their savings and help from neighbours and relatives. The average number of earners per family is 1.3. This is contrary to the popular notion that among the slum dwellers the number of earners per household is high. Since the average size of the family is 4.04, the average number of non-earning dependents per household is 2.74.

Table No. E 12 gives the age and sex distribution of earners, students and others. Here, the data from the previous tables has been juxtaposed to give a comparatively picture.

**Table E : 12: Age and sex distribution of earners, students and others**

Age groups (in years)	MALES											
	Earners			Students			Residue			Total		
	No.		%	No.		%	No.		%	No.		%
10-15	22	0.8	5.0	323	69.5	73.6	94	22.8	21.4	439	12.3	100.0
15-25	530	19.8	64.1	141	30.3	17.0	156	37.8	18.9	827	23.2	100.0
25-35	970	36.2	97.2	1	0.2	0.1	27	6.5	2.7	998	28.0	100.0
35-45	677	25.3	97.1	..	..	..	20	4.8	2.9	697	19.6	100.0
45-55	319	11.9	93.4	..	..	..	22	5.3	6.5	341	9.6	100.0
55-65	120	4.5	71.4	..	..	..	48	11.6	28.6	168	4.7	100.0
65 & above	42	1.6	47.7	..	..	..	46	11.1	52.3	88	2.5	100.0
<b>TOTAL</b>	<b>2,680</b>	<b>100.0</b>	<b>75.3</b>	<b>465</b>	<b>100.0</b>	<b>13.1</b>	<b>413</b>	<b>100.0</b>	<b>11.6</b>	<b>3,558</b>	<b>100.0</b>	<b>100.0</b>

Age groups (in years)	FEMALES											
	Earners			Students			Residue			Total		
	No.		%	No.		%	No.		%	No.		%
10-15	..	..	..	147	78.2	53.3	129	6.3	46.7	276	12.3	100.0
15-25	2	10.0	0.3	41	21.8	6.4	601	29.5	93.3	644	28.7	100.0
25-35	4	20.0	0.6	..	..	..	713	35.0	99.4	717	32.0	100.0
35-45	6	30.0	2.1	..	..	..	284	13.9	97.9	290	12.9	100.0
45-55	5	25.0	3.3	..	..	..	145	7.1	96.7	150	6.7	100.0
55-65	2	10.0	1.9	..	..	..	105	5.2	98.1	107	4.8	100.0
65 & above	1	5.0	1.7	..	..	..	59	2.9	98.3	60	2.7	100.0
<b>TOTAL</b>	<b>20</b>	<b>100.0</b>	<b>0.9</b>	<b>188</b>	<b>100.0</b>	<b>8.4</b>	<b>100.0</b>	<b>100.0</b>	<b>90.7</b>	<b>2,244</b>	<b>100.0</b>	<b>100.0</b>

Age groups (in years)	TOTAL											
	Earners			Students			Residue			Total		
	No.		%	No.		%	No.		%	No.		%
10-15	22	0.8	3.1	470	72.0	65.7	223	9.1	31.2	715	12.3	100.0
15-25	532	19.7	36.2	182	27.9	12.4	757	30.9	51.5	1,471	25.4	100.0
25-35	974	36.1	56.8	1	0.2	0.1	740	30.2	43.1	1,715	29.6	100.0
35-45	683	25.3	69.2	..	..	..	304	12.4	30.8	987	17.0	100.0
45-55	324	12.0	66.0	..	..	..	167	6.8	34.0	491	8.5	100.0
55-65	122	4.5	44.4	..	..	..	153	6.3	55.6	275	4.7	100.0
65 & above	43	1.6	29.1	..	..	..	105	4.3	70.9	148	2.6	100.0
<b>TOTAL</b>	<b>2,700</b>	<b>100.0</b>	<b>46.5</b>	<b>653</b>	<b>100.0</b>	<b>11.3</b>	<b>2,449</b>	<b>100.0</b>	<b>42.2</b>	<b>5,802</b>	<b>100.0</b>	<b>100.0</b>

The table shows that a large percentage of the males and females in the age group 10-15 years and 15-25 years are neither students nor earners. Thus the formative period of their life is not being spent in wholesome pursuits. In all the age groups excepting the first, the percentage of females who are neither earners nor students is very high. On the average, in each age group excepting the first, roughly 93% of the females are neither students nor are they earners. In the higher age groups, the percentage of males who are neither students nor earners declines considerably.

Table No. E: 13 gives the monthly income of the household. Income from all sources has been included.

**Table No. E : 13 : Monthly household income**

Income (in Rs.)	No.	%	Cu. %
No income	12	0.6	--
Less than 25	4	0.2	0.8
25— 50	62	3.0	3.8
50— 75	310	15.0	18.8
75—100	616	29.8	48.6
100—150	535	25.7	74.3
150—250	409	19.8	94.1
250—350	81	3.9	98.0
350—500	33	1.6	99.6
500 & above	8	0.4	100.0
<b>TOTAL</b>	<b>2,070</b>	<b>100.0</b>	

Average income : Rs. 128.7

The 12 households with no income live on charity or help from neighbours. If we assume 10% of the household income to be the rent-paying capacity, 48.0% of the households have a rent-paying capacity upto Rs. 10, 25.7% of the households have a rent-paying capacity between Rs. 10 and Rs. 15, 19.8% of the households have a rent-paying capacity between Rs. 15 and Rs. 25 and 6.5% of the households have a rent-paying capacity higher than Rs. 25.

Table No. E:14 gives the distance of place of work.

**Table No. E : 14 : Monthly household income**

Distance (in miles)	No.	%	Cu. %
Less than 1/2 .	435*	16.1	16.1
1/2—1	861	31.9	48.0
1—2	531	19.7	67.7
2—3	415	15.4	83.1
3—4	158	5.9	89.0
4—5	71	2.6	91.6
5 & above	69	2.5	94.1
Variable distance	160	5.9	100.0
<b>TOTAL</b>	<b>2,700</b>	<b>100.0</b>	

Average distance: 1.4 miles

The earners who have a variable distance of place of work are the manual labourers, masons, hawkers, etc., whose place- of work varies from time to time.

Table No. E: 15 gives the occupation of earners.

**Table No. E : 15: Occupation of earners**

Occupation	No.	%
Skilled	1,924	47.9
Unskilled	447	16.6
Trade	320	11.8
Transport	454	16.8
Service	72	2.7
Domestic & personal	61	2.3
Miscellaneous	52	1.9
<b>Total</b>	<b>2,700</b>	<b>100.0</b>

Most of the occupations are essentially urban in the that it is in the city that they can be carried on sense

Table No. E: 16 gives the structure of house

**Table No. E: 16: Structure of house**

Type	No.	%
Pucca	1,116	53.9
Katcha	429	20.7
Mixed	466	22.5
Wooden	59	2.9
<b>Total</b>	<b>2,070</b>	<b>100.0</b>

Table No. E:17 gives the numbers of storeys per house.

**Table No. E : 17: Storey of house**

Storey	No.	%
1	1,538	74.3
2	396	19.1
More than 2	136	6.6
<b>Total</b>	<b>2,070</b>	<b>100.0</b>

Table No. E : 18 gives the number of living rooms per household.

\* Includes those whose work place is in the home.

**Table No. E : 18: Number of living rooms per household**

No. per household	No.	%
Shared	133	6.4
1	1,707	82.5
2	181	8.7
3	25	1.2
4 & above	24	1.2
<b>Total</b>	<b>2,700</b>	<b>100.0</b>

Average number of rooms per household : 1.1.

The average size of a household being 4:4, the average number of persons per living room comes to 3.7.

Table No. E : 19 gives the ownership of the house in which the household lives.

**Table No. E : 19 : Ownership of house**

Ownership	No.	%
Private-		
Self	540	26.1
Not-Self	1,227	61.7
Coustodian	253	12.2
<b>Total</b>	<b>2,070</b>	<b>100.0</b>

Table No. E:20 gives its condition.

**Table No. E:20: Condition of house**

Condition	No.	%
Bad		84.3
Tplerable	323	15.6
Good	2	0.1
<b>Total</b>	<b>2,070</b>	<b>100.0</b>

Table No. E:21 gives the source of water supply to the households.

**Table No. E : 21: Source of water supply**

Source	No.	%
Private-		
Taps	441	21.3
Hand-pumps	535	25.9
Wells	92	4.4
Public hydrants	1,002	48.4
<b>Total</b>	<b>2,070</b>	<b>100.0</b>

**Table No. E : 22: Existence of latrine in the dwelling unit**

Type	No.	%
Yes	870	42.0
No	1,200	58.0
<b>Total</b>	<b>2,070</b>	<b>100.0</b>

Forty-two per cent of the households use private dry latrines, and that too, not necessarily exclusively. The non-availability of private latrines for 4848 persons has resulted in a dismal state of affairs. The children use the lanes and the open ground for purposes of defecation, thus increasing the already insanitary conditions in the area. Since only 22 public latrines are available, the pressure on these during the peak period of the morning is tremendous.

Table No. E:23 gives the availability of electricity in the dwelling units.

**Table No. E: 23: Existence of electricity in the dwelling unit**

Availability	No.	%
Yes	136	6.6
No	1,934	93.4
<b>Total</b>	<b>2,070</b>	<b>100.0</b>

Table No. E:24 gives the rent paid by the household.

**Table No. E : 24 : Monthly rent paid**

Rent (in Rs)	No. of families	%
No rent	548	26.5
Less than 10	801	38.7
10—20 .	649	31.4
20—30 .	62	3.0
30—40 .	7	0.3
40—50	2	0.1
50 & above .	1	Neg.
<b>Total</b>	<b>2,070</b>	<b>100.0</b>

Average rent per rent-paying family : Rs. 10:3.

26.1% of the households own the house in which they live and therefore the question of their paying rent does not arise ; the remaining 0.4% pay no rent at present because of disputes over the rent or because nobody comes to collect it. The average rent paid by a rent-paying family is fairly high, keeping in view the accommodation that they get only a single room in most of the cases.

Table No. E : 25 states the answers given by the

respondents in reply to the query as to how they think the sanitary and living conditions of the area can be improved.

Housing repairs	1,433	69.7
Removal of cattle	1,303	62.9
Others	35	1.7

**Table No. E : 25 : Suggestions for improving the sanitory and living conditions in the locality**

Suggestions	No.	%
Private water-taps	1,499	71*9
W. C. arrangements	477	23*0
Public latrines	1,833	88.6

The table shows that the vast majority of the respondents believe that the provision of proper water facilities, public latrines, removal of cattle and repair of houses would help to improve sanitary and living conditions. These are the felt needs of the people.

## SOCIO ECONOMIC CONDITION OF PEOPLE IN STUDY UNITS II, III AND V (CONSOLIDATED)

The following table gives the age and sex composition of all members and their marital status.

**Table No. E : 1a : Age and sex composition of members and marital status**

Age groups (in years)	MALES												
	Unmarried			Married			Widowed			Total			
0-5	197	27.5	100.0	..		..			..	197	14.8	100.0	51.2
5-12	235	32.8	100.0	..		..			..	235	17.7	100.0	54.1
12-20	177	24.7	100.0	10	1.8	5.3			..	187	14.1	100.0	51.2
20-30	95	13.2	100.0	178	31.2	64.7	2	5.3	0.7	275	20.7	100.0	55.9
30-40	7	1.0	100.0	198	34.7	94.3	4	10.5	1.9	210	15.8	100.0	60.3
40-55	6	0.8	100.0	147	25.7	89.6	11	28.9	6.7	164	12.4	100.0	65.3
55 & above	-	-	100.0	38	6.6	64.4	21	55.3	35.6	59	4.4	100.0	50.7
<b>TOTAL</b>	<b>717</b>	<b>100.0</b>	<b>100.0</b>	<b>517</b>	<b>100.0</b>	<b>43.0</b>	<b>38</b>	<b>100.0</b>	<b>2.9</b>	<b>1,327</b>	<b>100.0</b>	<b>100.0</b>	<b>55.5</b>

Age groups (in years)	FEMALES												
	Unmarried			Married			Widowed			Total			
0-5	188	35.2	100.0	..		..	..			188	17.7	100.0	48.8
5-12	198	37.1	99.5	1	0.2	0.5	..			199	18.7	100.0	45.9
12-20	138	25.8	77.5	40	8.4	22.5	..			178	16.7	100.0	48.8
20-30	9	1.7	4.1	208	43.6	95.9	..			217	20.4	100.0	44.1
30-40	..		..	136	28.5	98.3	2	3.8	1.4	138	12.9	100.0	39.7
40-55	1	0.2	1.7	72	15.1	82.8	14	26.4	16.1	87	8.2	100.0	34.7
55 & above	..	..	..	20	4.2	35.1	37	69.8	64.9	57	5.4	100.0	49.1
<b>TOTAL</b>	<b>534</b>	<b>100.0</b>	<b>50.2</b>	<b>477</b>	<b>100.0</b>	<b>44.8</b>	<b>53</b>	<b>100.0</b>	<b>5.0</b>	<b>1,064</b>	<b>100.0</b>	<b>100.0</b>	<b>44.5</b>

Age groups (in years)	TOTAL												
	Unmarried			Married			Widowed			Total			
0-5	385	30.8	100.0	-	-		..			385	16.1	100.0	100.0
5-12	433	34.6	99.8	1	Neg.	0.2	..			434	18.2	100.0	100.0
12-20	315	25.2	86.3	50	4.8	13.7	..			365	15.3	100.0	100.0
20-30	104	8.3	21.1	386	36.8	78.5	2	2.2	0.4	492	20.6	100.0	100.0
30-40	7	0.5	2.1	334	31.9	96.0	6	6.6	1.8	348	14.5	100.0	100.0
40-55	7	0.5	2.7	219	20.9	87.3	25	27.5	1.0	251	10.5	100.0	100.0
55 & above	..			58	5.5	50.0	58	63.7	50.0	116	4.8	100.0	100.0
<b>TOTAL</b>	<b>1,251</b>	<b>100.0</b>	<b>52.4</b>	<b>1,048</b>	<b>100.0</b>	<b>43.8</b>	<b>91</b>	<b>100.0</b>	<b>3.8</b>	<b>2,391</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The table shows that 16.1% of the total population is in the age group 0-5 years, 33.5% is in the group 5-20 years, 45.6% is in the age group 20-55 years, and 4-8% is in the age group 55 years and above. In the age group 20-55 years, the percentage of males is significantly greater than the percentage of females. In the other age groups, the difference is not significant. On the whole, however, the percentage of males is significantly greater than the percentage of females.

Almost all the married males and 91.4% of the married females are of 20 years or more. There is an insignificant percentage of unmarried males and females above the age of 30 years. No case of divorce or separation was found. This may be due to the sacramental nature of the Hindu marriage or the social stigma attached to marriage breakdown.

Cases of widowhood tend to increase with increasing age, 84.2% of the widowed males and 96.2% of the widowed females being 40 years or more. The percentage of widowed females is significantly greater than the percentage of widowed males.

The following table gives the relationship with head :—

**Table No. E:2a : Relationship with head**

Relationship	No.	%
Self	518	21.7
Wife	413	17.3
Son	607	25.4
Daughter	490	20.5
Father	32	1.3
Mother	66	2.8
Brother	83	3.5
Sister	19	0.8
Sister-in-law	20	0.8
Daughter-in-law	27	1.1
Grand-Son	29	1.3
Grand-daughter	17	0.7
Other relations	70	2.9
<b>Total</b>	<b>2,391</b>	<b>100.0</b>

Four-fifths of the heads live with their wives. In a few household, three generations live together indicating the presence of joint families. The larger percentage of sons as compared to daughters is probably due to daughters leaving households on getting married. The percentage of households in which the mother lives with the head is greater than the percentage of households in which the father

lives with the head, corroborating the data of Table No. 1 which shows the presence of a larger number of widowed females as compared to widowed males.

The following table gives the size and nature of household :—

**Table No. E : 3: Size and nature of household**

Size of household (in number)	Nature of household			
	Natural No.	Joint No.	Total	
			No.	Per cent
1	50	..	50	9.7
2	34	18	52	10.0
3	51	18	69	13.3
4	60	28	88	17.0
5	64	24	88	17.0
6	45	25	70	13.5
7	25	25	50	9.7
8	11	15	26	5.0
9	3	7	10	1.9
10	..	4	4	0.8
11	2	2	4	0.8
12	1	5	6	1.1
13	..	1	1	0.2
<b>Total</b>	<b>346</b>	<b>172</b>	<b>518</b>	<b>100.0</b>
	<b>66.8</b>	<b>33.2</b>	<b>100</b>	
<b>AVERAGE</b>	<b>4.1</b>	<b>5.6</b>	<b>4.6</b>	

The tabic shows that the percentage of natural households is significantly greater. 9.7% of the households have 1 member 57.3% have from 2 to 5 members and 33.0% have 6 members or more. There seems to be an association between size and the nature of household, the size increasing in the case of joint households. Surprisingly, 4.8% of households have 9 members or more. The housing requirements in terms of design and number of rooms should be assessed in relation both to the nature and size of the household. For instance, for households of the same size more rooms will be required for a joint household than a natural one.

The following table gives die religion and caste of head. The castes were grouped into three broad categories on the basis of the position they occupy in the Hindu social ladder. All the scheduled castes were grouped under lower castes. Among the upper castes were included Brahmins, Vaish, Khatri, Jat,

Thakur and Kayastha. The rest were grouped under intermediate castes. The problems involved in such a classification were considered, but had to be resorted to as the number in each caste was too small for any meaningful analysis.

**Table No. E : 4a : Religion and caste of head**

Religion/caste	No.	%
Hindu		
Upper	379	73.2
Intermediate	14	2.7
Lower	51	9.8
Sikh	61	11.8
Others	13	2.5
<b>Total</b>	<b>518</b>	<b>100.0</b>

The following table gives the mother tongue of head :—

**Table No. E : 5a: Mother tongue of head**

Religion/caste	No.	%
Hindi	267	51.5
Punjabi	226	43.6
Others	25	4.8
<b>Total</b>	<b>518</b>	<b>100.0</b>

The presence of a fairly large percentage of Punjabi speaking households is due to the settling of a large refugee population after partition.

Table No. E : 6a gives the year of arrival in Delhi of the head and the year of his arrival in the present house :—

**Table No. E : 6a : Year of arrival in Delhi and year of arrival in present house**

Year of arrival in Delhi	Year of arrival in present house					Total	
	Born	Before 1939	1939-46	1947 & after	Total		
					No.	Per cent	
Born	4	2	6	9	21	41	
Before 1939	..	11	9	15	35	6.7	
1939-46	..	..	23	75	98	18.9	
1947 & after	..	..	..	364	364	70.3	
<b>TOTAL</b>	<b>4</b>	<b>13</b>	<b>38</b>	<b>463</b>	<b>518</b>	<b>100.0</b>	
	0.8	2.5	7.3	89.4		100.0	

Most of the heads have been living in Delhi and also in the present house for less than 11 years. This is so because of the settling of a large refugee population in the area after the partition of the country.

While assessing the extent of literacy, the total population was divided into two groups—student population and non-student population. Table No. E:7a gives the sex, educational standard and distance from school of the student population :—

Distance from school (in miles)	Sex & Educational Standard																			
	Primary & Middle				Higher Secondary				College				Basic			Total				
	M	F	T	%	M	F	T	%	M	F	T	%	M	F	T	%	M	F	T	%
0-½	124	94	218	61.7	8	4	12	13.3	..	..	..	..	..	..	..	..	132	98	230	48.8
½ - 1	40	22	62	17.6	10	9	19	21.1	..	..	..	..	..	1	1	50.0	50	32	82	17.4
1 - 2	34	15	49	13.9	22	9	31	34.4	8	2	10	38.5	1	..	1	50.0	65	26	91	19.3
2 - 4	15	5	20	5.7	12	8	20	22.2	9	1	10	38.5	..	..	..	..	36	14	50	10.6
4 & above	4	..	4	1.1	7	1	8	8.9	6	..	6	23.1	..	..	..	..	17	1	18	3.8
<b>TOTAL</b>	<b>217</b>	<b>136</b>	<b>353</b>	<b>100.0</b>	<b>59</b>	<b>31</b>	<b>90</b>	<b>100.0</b>	<b>23</b>	<b>3</b>	<b>26</b>	<b>100.0</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>100.0</b>	<b>300</b>	<b>171</b>	<b>471</b>	<b>100.0</b>
	61.5	38.5	100.0		65.6	34.4	100.0		88.5	11.5	100.0		50.0	50.0	100.0		63.7	36.3	100.0	

Average distance: 0.7 miles      1.8 miles      2.9 miles      1.9 miles      1.1 miles  
M : Male      F : Female      T : Total

In all the educational standards, the percentage of male students is significantly greater. Also, as we move up in the scale, the percentage of male students as compared to female students tends to rise. This indicates the greater importance

attached to the education of males. The percentage of

students in the different educational standards tends to decline as we move up in the scale.

Table No. E:8a gives the sex and educational standard of the non-student population. The age group 0-5 years was excluded because it was felt that its inclusion would unnecessarily inflate the illiteracy figures.

**Table No, E : 8a : Sex and educational standard of non-student population**

Education standard	Male		Female		Total	
	No.	Per cent	No.	Per cent	No.	Per cent
Illiterate	232	27.8	444	63.0	676	43.9
Primary & Middle	282	33.8	2.7	29.4	489	31.7
Higher Secondary	244	29.2	44	6.2	288	18.7
College	68	8.1	7	1.0	75	4.9
Basic	9	1.1	3	0.4	12	0.8
<b>TOTAL</b>	<b>835</b>	<b>100.0</b>	<b>705</b>	<b>100.0</b>	<b>1,540</b>	<b>100.0</b>
	54.2		45.8		100.0	

NOTE: - 0-5 Years age Group excluded.

The incidence of illiteracy is fairly widespread particularly among the females among whom a significantly greater percentage are illiterate. The percentage in each educational standard tends to decline as we move up in the scale. A larger percentage of males have higher secondary or college education as compared to females. This widespread illiteracy and educational backwardness

may create difficulties in the initiation of new schemes destined for their welfare. It also shows the handicap which printed media will have in any attempt to communicate with the people for obtaining citizens participation for the successful implementation of redevelopment schemes.

Table No. E : 9a gives the sex composition of earners and their occupation :—

**Table No. E : 9a : Sex composition of earners and occupation**

Occupation	SEX					
	Male		Female		Total	
	No.	Per cent	No.	Per cent	No.	Per cent
Skilled	174	26.4	1	7.7	175	26.0
Unskilled	89	13.5	1	7.7	90	13.4
Trade	64	9.7	3	23.1	67	10.0
Transport	17	2.6	••	••	17	2.5
Service	289	43.8	6	46.1	295	43.9
Domestic and Personal	17	2.6	2	15.4	19	2.8
Miscellaneous	9	1.4	••	••	9	1.3
<b>TOTAL</b>	<b>659</b>	<b>100.0</b>	<b>13</b>	<b>100.0</b>	<b>672</b>	<b>100.0</b>
	98.1		1.9		100.0	

The table shows that as high a percentage as 43.9% of the earners are in service occupations. This is because of the inclusion of the railway colony in this survey. The classification of occupations followed in this survey is not satisfactory. In the other surveys, therefore, classification adopted by the Indian Statistical Institute has been followed

wherein an occupation has been defined as “the function which an earner performs by engaging himself in a particular branch of a gainful economic activity which is his industry”.

Table No. E:10a gives the sex and employment status of earners:—

**Table No. E : 10a: Sex composition of earners and employment status**

Employment status	SEX					
	Male		Females		Total	
	No.	Per cent	No.	Per cent	No.	Per cent
Employer	2	0.3	..	..	2	0.3
Employee	550	83.5	10	76.9	560	83.3
Self-employed	101	15.3	3	23.1	104	15.5
Unpaid family worker	6	0.9	..	..	6	0.9
<b>TOTAL</b>	<b>659</b>	<b>100.0</b>	<b>13</b>	<b>100.0</b>	<b>672</b>	<b>100.0</b>
	98.1		1.9		100.0	

The high percentage of employees is due to the inclusion of the railway colony in the survey.

Table No. E.11a gives the age and sex composition of students, earners and others. In this table, the data

collected from the previous tables has been juxtaposed to give a comparative picture.

**Table No. E : 11a : Age and sex composition of earners, students and others**

Age group (in years)	Males											
	Earners			Students			Residue			Total		
5-12	..			142	48.1	60.4	93	52.8	39.6	235	20.8	100.0
12-20	33	5.0	17.6	134	45.4	71.7	20	11.4	10.7	187	16.5	100.0
20-30	233	35.4	84.7	19	6.4	6.9	23	13.1	8.4	275	24.3	100.0
30-40	207	31.4	98.6	..	..	..	3	1.7	1.4	210	18.6	100.0
40-55	160	24.3	97.6	..	..	..	4	2.3	2.4	164	14.5	100.0
55 & above	26	3.9	44.1	..	..	..	33	18.7	55.9	59	5.2	100.0
<b>TOTAL</b>	<b>659</b>		<b>58.3</b>	<b>295</b>		<b>26.1</b>	<b>176</b>		<b>15.6</b>	<b>1130</b>		<b>100.0</b>
	100.0			100.0			100.0			100.0		

(0-5 age group excluded)

Age group (in years)	Females											
	Earners			Students			Residue			Total		
5-12	..			98	57.3	49.2	101	14.6	50.8	199	22.7	100.0
12-20	3	23.1	1.7	67	39.2	37.6	108	15.6	60.7	178	20.3	100.0
20-30	6	16.1	2.8	6	3.5	2.8	205	29.6	94.4	217	24.8	100.0
30-40	1	7.7	0.7	..	..	..	137	19.8	99.3	138	15.8	100.0
40-55	1	7.7	1.1	..	..	..	86	12.4	98.9	87	9.9	100.0
55 & above	2	15.4	3.5	..	..	..	55	7.9	96.5	57	6.5	100.0
<b>TOTAL</b>	<b>13</b>		<b>1.5</b>	<b>171</b>		<b>19.5</b>	<b>692</b>		<b>79.0</b>	<b>876</b>		<b>100.0</b>
	100.0			100.0			100.0			100.0		

(0-5 age group excluded)

Age group (in years)	TOTAL											
	Earners			Students			Residue			Total		
5-12	..			240	51.5	55.3	194	22.4	44.7	434	21.6	100.0
12-20	36	5.4	9.9	201	43.1	55.1	128	14.7	35.1	365	18.2	100.0
20-30	239	35.6	48.6	25	5.4	5.1	228	26.3	46.3	492	24.5	100.0
30-40	208	31.0	59.8	..	..	..	140	16.1	40.2	348	17.3	100.0
40-55	161	24.0	64.1	..	..	..	90	10.4	35.9	251	12.5	100.0
55 & above	28	4.2	24.1	..	..	..	88	10.1	75.9	116		100.0
<b>TOTAL</b>	<b>672</b>		<b>33.5</b>	<b>466</b>		<b>23.2</b>	<b>868</b>		<b>43.3</b>	<b>2006</b>		<b>100.0</b>
	100.0			100.0			100.0			100.0		

(0-5 age group excluded)

The table shows that 39.6% of the males in the age group 5-12 years and 50.8% of the females in the age group 5-12 years, are neither students nor earners. Thus the formative period of their life is not being spent in wholesome pursuits. This is a very discouraging feature since it shows that when youngsters grow up they will not have the necessary educational background. The probable reasons why in the school-going age a large number are not students are the poverty of the parents which leads them to minimise the importance of education, particularly for females, and the necessity for older children to look after

the toddlers and help in domestic chores. In the 'higher age groups (upto 55 years), the percentage of males who are neither earners nor students declines considerably but among females it shows a very sharp increase. This is probably due to the role which the Indian women have to play viz., staying at home and attending to household duties.

Table No. E: 12a gives the total monthly household income and size of household :—

**Table No. E : 12a : Size of household and total monthly household income**

Size of house hold (in number)	Total household income (in Rs.)						Total	
	<50	50-100	100-200	200-400	400 & above	Total		
						No.	%	
1	2	32	16	..	..	50	9.7	
2	4	23	22	3	..	52	10.0	
3	2	27	31	8	1	69	13.3	
4	5	27	42	12	2	88	17.0	
5	2	29	38	16	3	88	17.0	
6	3	16	25	21	5	70	13.5	
7	1	8	22	19	..	50	9.7	
8	..	4	11	8	3	26	5.0	
9	..	1	..	7	2	10	1.9	
10	..	..	1	1	2	4	0.8	
11	..	..	1	1	2	4	0.8	
12	..	..	2	2	2	6	1.1	
14	..	..	..	1	..	1	0.2	
<b>TOTAL</b>	<b>19</b>	<b>167</b>	<b>211</b>	<b>99</b>	<b>22</b>	<b>518</b>	<b>100.0</b>	
	3.7	32.2	40.7	19.1	4.2		100.0	

In calculating the monthly household income in this table, income from other sources has been included. 35.9% of the households have an income less than Rs. 100. Thus the percentage of households having a higher income is significantly greater. The inclusion of the railway colony in this survey has resulted in this upward trend.

Table No. E: 13a gives the other sources of household income :—

**Table No. E : 13a : Other sources of household income**

Other sources	No.	%
Pension	5	1.0
Agriculture land	10	1.9
Rent	6	1.2

Milk	1	0.2
Tailoring	1	0.2
Shop	1	0.2
Photography	1	0.2
Not available	3	0.6
Miscellaneous	6	1.2
No other source	484	93.4
<b>Total</b>	<b>518</b>	<b>100.0</b>

Table No. E:14a gives the distance of place of work and the mode of transport used in the journey to work. Both of these have an important bearing on relocation proposals.

**Table No. E : 14a : Distance from place of work and mode of transport**

Distance (in miles)	Foot	Cycle	Train	Bus	Tonga	Foot train	Motor cycle	Variable	Not applicable	Cycle-train	Car	Total	
0-½	65	24	..	..	..	..	..	..	..	..	..	89	13.2
½ - 1	44	21	..	1	..	..	..	..	..	..	..	66	9.8
1 - 2	44	39	2	2	1	..	1	..	..	..	..	89	13.2
2 - 4	57	82	31	14	2	..	..	..	..	..	..	186	27.7
4 - 6	11	50	44	2	..	2	..	..	..	..	1	110	16.4
6 - 10	7	30	34	2	..	3	1	..	..	1	..	78	11.6
10 & above	..	6	2	..	..	2	..	..	..	..	..	10	1.5
Variable	6	7	1	..	..	..	..	13	..	..	..	27	4.0
Nil	..	..	..	..	..	..	..	..	17	..	..	17	2.5
<b>Total</b>	<b>234</b>	<b>259</b>	<b>114</b>	<b>21</b>	<b>3</b>	<b>7</b>	<b>2</b>	<b>13</b>	<b>17</b>	<b>1</b>	<b>1</b>	<b>672</b>	<b>100.0</b>
	<b>34.8</b>	<b>38.6</b>	<b>17.0</b>	<b>3.1</b>	<b>0.4</b>	<b>1.1</b>	<b>0.3</b>	<b>1.9</b>	<b>2.5</b>	<b>0.1</b>	<b>0.1</b>	<b>100.0</b>	

Average distance = 3.18 miles.

**NOTE.**—The column entitled ‘variable’ has not been considered.

Table No. E . 15a gives the time taken in the journey to work :—

**Table No. E: 15a : Time taken in going to the place of work**

Time taken in going (in minutes)	No.	%
Nil	17	2.5
<15	82	12.2
15—30	148	22.0
30—60	222	33.0
60—90	124	18.5

Average time taken = 42.7 minutes (The column entitled ‘Variable’ has not been considered.)

90—120	29	4.3
120 & above	3	0.4
Variable	27	4.0
No response	20	3.0
<b>Total</b>	<b>672</b>	<b>100.0</b>

The table shows that 36.7% of the earners take less than 30 minutes in the journey to work and 69.7% of the earners take less than an hour.

Table No. E : 16a gives the ownership of the house in which the house-hold lives and its structure:—

**Table No. E: 16a: Structure of house and ownership of house**

Ownership of house	Structure of house				Total	
	Katcha	Pucca	Mixed	Other	No.	%
Private self	16	12	12	1	41	7.9
Private not-self	29	96	46	1	172	33.2
D.D.A.	5	5	7	..	17	3.3
Custodian	9	11	9	..	29	5.6
Government	3	243	11	..	257	49.6
Not available	..	..	2	..	2	0.4
<b>Total</b>	<b>62</b>	<b>367</b>	<b>87</b>	<b>2</b>	<b>518</b>	<b>100.0</b>
	<b>12.0</b>	<b>70.8</b>	<b>16.8</b>	<b>0.4</b>	<b>100.0</b>	

The table shows that a significantly greater percentage of the self-owned houses are not pucca i.e., they are temporary structures. Roughly 50% of the private not-self owned houses are also in this category. The large percentage of households living in government houses is

due to the inclusion of the railway colony.

Table No. E : 17a gives the size of household and the number of living rooms it occupies :—

**Table No. E: 17: Size of household and number of living rooms**

Size of house hold (in number)	Number of living rooms						
	One	Two	Three	Four	Five	Total	
						No.	%
1	49	1	..	..	..	50	9.7
2	40	12	..	..	..	52	10.0
3	52	15	1	1	..	69	13.3
4	63	24	1	..	..	88	17.0
5	46	42	..	..	..	88	17.0
6	30	39	1	..	..	70	13.5
7	18	28	2	1	1	50	9.7
8	11	15	..	..	..	26	5.0
9	1	9	..	..	..	10	1.9
10	1	3	..	..	..	4	0.8
11	..	4	..	..	..	4	0.8
12	2	3	1	..	..	6	1.1
14	..	1	..	..	..	1	0.2
<b>TOTAL</b>	<b>313</b>	<b>196</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>518</b>	<b>100.0</b>
	<b>60.4</b>	<b>37.8</b>	<b>1.2</b>	<b>0.4</b>	<b>0.2</b>		<b>100.0</b>

r = 0.875

Average number of living room = 1.4

As many as 20.1% of the households living in one room have 6 members or more. The average number of living rooms per household being 1.4, the average number of persons per living room comes to 2.7. Table No. E : 18a gives the total household income and the monthly rent paid :—

**Table No. E : 18a : Total monthly household income and rent paid**

Rent paid (in Rs.)	Total Monthly household income (in Rs.)						
	<50	50-100	100-200	200-400	400 & above	Total	
						No.	%
No rent	10	28	37	11	2	88	17.0
<10	8	74	50	15	2	149	28.8
10—20	1	61	97	34	3	196	37.8
20—30	..	3	23	34	9	69	13.3
30—40	..	1	4	4	5	14	2.7
40 & above	..	..	..	1	1	2	0.4
<b>TOTAL</b>	<b>19</b>	<b>167</b>	<b>211</b>	<b>99</b>	<b>22</b>	<b>518</b>	<b>100.0</b>
	<b>3.7</b>	<b>32.3</b>	<b>40.7</b>	<b>19.1</b>	<b>4.2</b>		<b>100.0</b>

r = 087

Average rent (per rent paying family) = Rs. 13.9

Table No. E : 19a gives the existence of facilities in the dwelling unit:—

**Table No. E : 19 : Existence of facilities in the dwelling unit**

Facilities in the dwelling unit	Existence of facilities							Total	
	No.		Yes						
	No.	%	Common		Separate		No.	%	
			No.	%	No.	%			
Kitchen	294	56.8	13	2.5	211	40.7	518	100.0	
Bathroom	210	40.5	160	30.9	148	28.6	518	100.0	
Courtyard	167	32.2	150	29.0	201	38.8	518	100.0	

The table shows that a significantly greater percentage of households do not have a kitchen. A significantly greater percentage of household do have a bathroom and courtyard, though in many cases these have to be shared with other households.

Table No. E : 20a gives the feeling of the head about his present house and the condition of the house as assessed by the field investigator. When assessing the feeling, a four point scale was prepared and administered.

**Table No. E : 20a : Feeling about person house and condition of house**

Feeling about house	Existence of facilities				
	Good	Fair	Bad	Total	
				No.	%
The house is good—a few repairs needed	155	128	52	335	64.7
The house is good—needs big repairs	..	37	37	74	14.3
Torn down	..	3	80	83	16.0
Don't know	8	10	8	26	5.0
<b>Total</b>	<b>163</b>	<b>178</b>	<b>177</b>	<b>518</b>	<b>100.0</b>
	31.5	34.4	34.2	100.0	

X<sup>2</sup> test shows that the association between condition of houses and feeling about it is significant at the 5% level of significance. Thus, whereas 95.1% of the heads living in houses in good condition feel that the house is good, only 29.4% of the heads living in houses in bad condition feel so.

Again, whereas none of the heads living in houses in good condition feel that the house needs big repairs or should be torn down, 66.0% of the heads living in houses in a bad condition feel this way.

**Table No. E : 21a : Willingness to move and condition of house**

Condition of house	Willingness to move				
	Yes	No	Don't Know	Total	
				No.	%
Good	29	130	4	163	31.5
Fair	62	115	1	178	34.4
Bad	54	114	9	177	34.2
<b>Total</b>	<b>145</b>	<b>359</b>	<b>14</b>	<b>518</b>	<b>100.0</b>
	28.0	69.3	2.7	100.0	

X<sup>2</sup> test shows that the association between condition of house and willingness to move alternative housing areas is significant at 5% level of significance. A significantly greater percentage of heads are not willing to move to alternative housing areas. This is true of heads living in both good, fair and bad houses, though the percentage of

heads living in good houses who are not willing to move is greater than the percentage of heads living in houses in fair or bad condition.

Table No. E : 22a gives the satisfaction of the head with die facilities in the neighbourhood.

**Table No. E: 22a : Satisfaction with facilities in neighbourhood**

Facilities	Satisfied		Dissatisfied		Don't know		Total	
	No.	%	No.	%	No.	%	No.	%
Shopping	300	57.9	207	40.0	11	2.1	518	100.0
Public transport	174	33.6	334	64.5	10	1.9	518	100.0
Quietness	377	72.8	132	25.5	9	1.7	518	100.0
Parks & play-grounds	136	26.3	331	63.9	51	9.8	518	100.0
Schools	129	24.9	281	54.2	108	20.8	518	100.0
Medical Aid	238	45.9	276	53.3	4	0.8	518	100.0
Sanitation	140	27.0	376	72.6	2	0.4	518	100.0

The table shows that a significantly greater percentage of heads are satisfied with shopping facilities in the neighbourhood and with quietness in the neighbourhood. A significantly greater percentage of heads are dissatisfied with public transport facilities in the neighbourhood, parks and playgrounds in the neighbourhood, schools

in the neighbourhood and sanitary facilities in the neighbourhood.

Table No. E: 23a gives the greatest need of the dwelling unit as stated by the respondent. The need relates to space or to the absence of any facility in the dwelling unit.

**Table No. E : 23a : Greatest need of the dwelling unit**

Greatest need	No	%
Water	179	34.6
Latrine	104	20.1
Electricity	39	7.5
Kitchen	16	3.1
Bath-room	8	1.5
Repairs	13	2.5
Nothing	159	30.7
<b>Total</b>	<b>518</b>	<b>100.0</b>

An attempt was made to find out the attitude of the heads of households towards mixed neighbourhoods and homogeneous neighbourhoods. Table No. 24a gives the

religious group which the head would prefer to have in his neighbourhood.

**Table No. E: 24a: Preference for religious group**

Religion of head	Preference				
	Alike	Different	Don't care	Total	
				No.	%
Hindu	229	74	141	444	85.7
Sikh	28	10	23	61	11.8
Others	2	2	9	13	2.5
<b>Total</b>	<b>259</b>	<b>86</b>	<b>173</b>	<b>518</b>	<b>100.0</b>
	50.0	16.6	33.4	100.0	

The table shows that the difference between the percentage of heads who prefer to live with their own religious group in the neighbourhood and the percentage of heads in other preference categories is not significant.

Table No. E : 25a gives the language group which the head would prefer to have in his neighbourhood.

**Table No. E : 25a: Preference for language group**

Mother tongue of head	Preference				
	Alike	Different	Don't care	Total	
				No.	%
Hindi	108	40	119	267	51.5
Punjabi	118	52	56	226	43.6
Others	1	2	22	25	4.8
<b>Total</b>	<b>227</b>	<b>94</b>	<b>197</b>	<b>518</b>	<b>100.0</b>
	43.8	18.1	38.0	100.0	

Among the Hindi speaking heads, the percentages in the 'different' and 'do not care' categories are significantly greater than the percentage of heads who prefer to live with their own group in the neighbourhood.

Table No. E: 26a gives the education group which the head would prefer to have in his neighbourhood:—

**Table No. E: 26a: Preference for education group**

Education of head	Preference					
	Alike	Different	Don't care	Don't know	Total	
					No.	%
Illiterate	60	17	25	5	107	20.7
Primary & middle	90	36	67	4	197	38.0
Higher secondary	102	28	31	..	161	31.1
College	24	8	13	2	47	9.1
Basic training	2	3	..	1	6	1.1
<b>Total</b>	<b>278</b>	<b>92</b>	<b>136</b>	<b>12</b>	<b>518</b>	<b>100.0</b>
	53.7	17.8	26.2	2.3	100.0	

The table shows that among the heads who are illiterate or who have primary or middle education, the difference between the percentage of heads who want to live with similar education groups in the neighbourhood and the percentage of heads in other preference categories is not significant. Among the heads with higher secondary education, a significantly greater percentage prefer to live with similar education group in the neighbourhood.

Among the heads with college education, the difference between the percentage of heads who prefer to live with similar education group in the neighbourhood and the percentage of heads in other preference categories is not significant.

Table No. E : 27a gives the occupation group which the head would prefer to have in his neighbourhood :—

**Table No. E: 27a : Preference for occupation group**

Occupation of head	Preference					
	Alike	Different	Don't care	Don't know	Total	
					No.	%
Skilled	84	24	28	2	138	26.6
Unskilled	37	7	10	1	55	10.6
Trade	25	19	6	2	52	10.0
Transport	8	4	3	..	15	2.9
Service	149	45	40	..	234	45.2
Domestic or Personal	4	3	9	..	16	3.1
Miscellaneous	4	2	2		8	1.5
<b>Total</b>	<b>311</b>	<b>104</b>	<b>98</b>	<b>5</b>	<b>518</b>	<b>100.0</b>
	60.0	20.1	18.9	1.0	100.0	

The table shows that a significantly greater percentage of heads in skilled occupations, unskilled occupations and service occupations prefer to live with the same occupation group in the neighbourhood. In trade occupations the difference between the percentage of heads who want to live with similar occupation groups in the neighbourhood and the percentage of heads in other preference categories

is not significant. In other occupation groups the number of heads is too small to draw any conclusion. On the whole the percentage of heads who prefer to live with similar occupation group's in the neighbourhood is significantly greater.

Table No. E : 28a gives the income group which the head would prefer to have in his neighbourhood :—

**Table No. E : 28a : Preference for income group**

Household income (in Rs.)	Preference					
	Alike	Different	Don't care	Don't know	Total	
					No.	%
<100	133	13	36	4	186	35.9
100-200	144	32	34	1	211	40.7
200-400	67	7	25	..	99	19.1
400 & above	20	..	2	..	22	4.2
<b>Total</b>	<b>364</b>	<b>52</b>	<b>97</b>	<b>5</b>	<b>518</b>	<b>100.0</b>
	70.3	10.0	18.7	1.0	100.0	

The table shows that the percentage of heads who prefer to live with similar income groups in the

neighbourhood is significantly greater. This is true of all the income groups.

# APPENDIX

## Existing Land Use (From Land Use Data)

### Lot area count (Summary tables of all land uses)

Land Use	Lots	%	Area (in acres)	%
Residential (including basti lots)	927	66.8	60.41	9.5
Commercial	79	5.7	4.65	0.7
Industrial & manufacturing	44	3.2	11.00	1.7
Governmental	13	0.9	2.79	0.4
Recreational	26	1.9	10.96	1.7
Public & semi-public facilities	59	4.3	4.93	0.8
Transportation	24	1.7	113.54	17.9
Agricultural	43	3.1	117.46	18.6
Vacant	172	12.4	143.09	22.6
Streets	..	..	164.17	25.9
<b>TOTAL</b>	<b>1,387</b>	<b>100.0</b>	<b>633.00*</b>	<b>100.0</b>

\*This includes certain areas in the south beyond the railway lines as also beyond the Western Jamuna Canal, which has not been included in our study area.

### Lot area count (residential)

Land uses (major use)	Total lot area	Total dwelling units
	Acres	Nos.
Detached (1 & 2 family) .	0.12	2
Semi-detached (2 & 4 family) .	..	..
Detached (4 family apartments)	..	..
Row housing	5.16	466
Group housing	1.13	165
Multi-family apartments or dwellings	46.75	6,188
Katras	1.24	233
Total residential other than basties .	54.40	7,054
Basties	6.01	1,041
<b>Total</b>	<b>60.41</b>	<b>8,095</b>

### Structural count

Condition of structure	Nos.	Acres	%
Good	28	3.81	0.8
Fair	316	31.98	6.8
Poor	829	48.42	10.3
Vacant lots	228	384.62	82.0
<b>Total</b>	<b>1,173</b>	<b>468.83</b>	<b>100.0</b>

## Lot density count

Lot density (D.U.S./Lot acre)	Total lots		Total lot area		Total dwelling units	
	No.	%	Acres	%	No.	%
1— 4	6	0.7	25.35	29.9	64	0.8
5— 10	6	0.7	7.31	8.6	43	0.6
11— 20	6	0.7	0.72	0.9	9	0.1
21— 40	25	2.8	1.78	2.1	58	0.8
41— 60	68	7.5	7.91	9.3	423	5.7
61— 80	72	8.0	9.19	10.9	610	8.2
81— 100	78	8.6	6.36	7.5	558	7.5
101— 140	151	16.7	7.52	8.9	913	12.3
141— 200	182	20.1	9.23	10.9	1,586	21.3
201— 280	146	16.2	4.85	5.7	1,139	15.3
281— 400	87	9.6	2.59	3.1	855	11.5
401 & above	76	8.4	1.84	2.2	1,188	15.9
<b>GRAND TOTAL</b>	<b>903</b>	<b>100.0</b>	<b>84.65</b>	<b>100.0</b>	<b>7,446</b>	<b>100.0</b>

### List of Tables of study unit IV :

1. Age and sex composition.
2. Size of household.
3. Nature of household.
4. Year of arrival in Delhi.
5. Year of arrival in the present house.
6. Age and sex composition of student population.
7. Sex and educational standard of student population.
8. Number of students attending recognised and unrecognised schools.
9. Distance of educational institutions from home.
10. Educational standard of the non-student population.
11. Number of earners per household.
12. Age and sex distribution of earners, students and others.
13. Monthly household income.
14. Distance of place of work.
15. Occupation of earners.
16. Structure of house.
17. Storey of house.
18. Number of living rooms per household.
19. Ownership of house.
20. Condition of house.
21. Source of water supply.
22. Existence of latrine in the dwelling unit.
23. Existence of electricity in the dwelling unit.
24. Monthly rent paid.
25. Suggestions for improving the sanitary and living conditions in the locality.

### List of Tables of Study Units II, III and V (Consolidated):

1. Age and sex composition of members and marital status.
2. Relationship with head.
3. Size and nature of household.
4. Religion and caste of head.
5. Mother tongue of head.
6. Year of arrival in Delhi and year of arrival in present house.
7. Sex, educational standard and distance from school.
8. Sex and educational standard of non-student population.
9. Sex composition of earners and occupation.
10. Sex composition of earners and employment status.
11. Age and sex composition of earners, students and others.
12. Size of household and total monthly household income.
13. Other sources of household income.
14. Distance from place of work and mode of transport.
15. Time taken in going to the place of work.
16. Structure of house and ownership of house.
17. Size of household and number of living rooms.
18. Total monthly household income and rent paid.
19. Existence of facilities in the dwelling unit.
20. Feeling about present house and condition of house.
21. Willingness to move and condition of house.
22. Satisfaction with the facilities in neighbourhood.
23. Greatest need of the dwelling unit.
24. Preference for religious group.
25. Preference for language group.
26. Preference for education group.
27. Preference for occupation group.
28. Preference for income group.

# DARYAGANJ SOCIAL PROFILE AND THE RE-DEVELOPMENT PLAN :

This report presents a social profile of Daryaganj, and its redevelopment plan. Daryaganj is one of the prototype conservation areas selected to be a link in the chain of development and redevelopment efforts embracing clearance areas, rehabilitation areas, conservation areas and new relocation areas. The report attempts to focus attention on factors which lead to the degeneration of good residential areas, and suggests measures to protect such areas from undesirable influences. It is hoped that the conclusions reached here would be instrumental in understanding the dynamics of a conservation area.

## **ACTION PROGRAMME FOR CONSERVATION IN DARYAGANJ :**

Protection against the encroachment of undesirable influences and spread of slums is the basic objective of any conservation programme. To accomplish this objective, two principal types of actions are required.

The first deals with improving environmental deficiencies largely through public effort. This action is accomplished by :

- (i) providing major public improvements such as schools, parks and playgrounds, changes in street and traffic systems to eliminate or discourage through traffic in the area, provision for off-street parking, and improvement in street lighting;
- (ii) removal of dilapidated structures, alley buildings, junk yards and other objectionable non-conforming land uses; and
- (iii) proper framing and enforcement of housing, building and sanitation codes.

The problem is largely administrative, and has to be dealt with simultaneously by the various departments of the Municipal Corporation of Delhi. A tentative list of departments concerned with the prevention and spread of blight and decay is : Health, Education, Engineering, Buildings, Urban Community Development and Slums Division of the Corporation.

The most important of actions is the proper framing and enforcement of codes and ordinances. The objective is to ensure adequate minimum standards of health, safety and sanitation through a comprehensive system of codes which state the minimum conditions under which dwellings may be lawfully occupied. It may be mentioned here that the present byelaws governing dwelling requirements are faulty, incomplete, and of an antiquated character. The greater number of these laws are heedless of the consequences of over-crowding, lack of open spaces and the need for community services. They apply to the dwelling alone, fixing a certain minimum area and specification for interiors and prescribing other requirements for individual buildings, but making no provision for the area as a unit. Zoning plans, together with zoning legislation capable of enforcement are wanting. There is need for new, efficient laws, dictated by actual requirements and the capacities of modern knowledge and techniques. In fact, adequate codes and ordinances, vigorously enforced, are the principal means whereby the occurrence and spread of slums and blight in the area can be prevented. Specific codes and ordinances should be framed with reference to :

- (i) standards for minimum space per occupant, thereby controlling the density prescribed;
- (ii) sanitary maintenance of the building structure,, as building standards establish certain factors of durability in structures, thereby reducing depreciation and hence further blight;
- (iii) sub-division of housing estates;
- (iv) change in the use of structures which does not conform to the healthy residential character of the area;
- (v) encroachment on vacant lots, redevelopment plots, public pavements and on other institutional facilities;
- (vi) zoning ordinances to prevent the infiltration of undesirable influences in the area. This is also necessary to govern the use of land, and land coverages of buildings, and to establish suitable requirements for the provision of off-street parking. Again, this will have to be related to the community facilities plan,

where existing areas under these facilities would have to be enlarged by acquiring adjacent properties.

It also requires a firmly established administrative responsibility and capacity for enforcement of codes and ordinances. The establishment and enforcement is an extensive and continuous function of local government, and here particularly, the function of Delhi Municipal Corporation and its constituents.

Once the administrative set-up starts functioning, the effectuation of the plan rests with the community. Thus, citizen participation becomes the essential prerequisite in the implementation of the urban renewal plan. The objective is community-wide participation on the part of individuals and representative citizens, organizations, like Vikas Mandals, in protecting the area from further degeneration. Effective citizen participation should result in community groups, feeling a share of responsibilities with the officials of the Urban Community Development:

The Delhi Municipal Corporation has already embarked upon a scheme of urban community development. At the lowest level, they have formed "Vikas Mandate", whose jurisdiction spreads over 250 households. In Daryaganj, we shall have approximately 10 Vikas Mandate, and a neighbourhood council. The representatives of neighbourhood council, other welfare agencies (functioning in Daryaganj) and the civic administration (to see the enforcement of bye-laws), should form an advisory committee to prepare the plan for the area. All efforts should be made through these "Vikas Mandate" to seek the co-operation of people in implementing the urban renewal plan.

The second type of action deals primarily with private effort in conjunction with the public effort. This is to be accomplished by voluntary citizen participation. It refers to conducting campaigns for public information and education of conservation methods.

The total effect of these programmes is an entirely new and fresh environment—an environment that would make people belong to this neighbourhood.

## CONCLUSIONS, SUGGESTIONS AND PLAN:

1.0. Daryaganj is a conservation area as established by our Multiple index. It needs protection against the encroachment of undesirable influences and spread of slums. It is to be developed into a residential urban neighbourhood with a functional arrangement of its environmental elements aiming at a balance of recreational, educational, and shopping needs, and fostering neighbourhood integration.

2.0. Squatting and encroachment constitute an alarming problem in Daryaganj leading to its deterioration. It has been mentioned in the report that there are approximately 620 households who live in temporary structures and abandoned military barracks. Besides, there are some who live in dilapidated structures, shops, godowns, tin-sheds, verandahs or courtyards. Not only do such structures exert an unwholesome influence over the area, but they are also economically unjustified considering the misuse and under-utilization of land. These structures should eventually be removed to pave the way for orderly growth and development of the area. This should receive priority since all decayed structures are apt to spread further decay. They are like cancerous growth, and result in depreciation of human and property values.

2.1. Functional obsolescence and non-conforming land uses need to be weeded out. There are structures where industrial and commercial establishments, and dairies coexist with the residences, thereby creating unwholesome living conditions. The disorderly cumulation of refuge around the small scale manufacturing units and the unrestricted expansion of business is adversely affecting the healthy environment of the residential units. To preserve the healthy environment, the non-conforming uses will have to be thrown out. This will enlarge the area under residential use and also fill in the present deficiency in certain institutional facilities.

2.2. The elimination of non-conforming uses and the removal of decayed structures which intensify the physical and social disorder raise two problems—

- (a) rehabilitation of households at present living in temporary and dilapidated structures, and abandoned military barracks; and
- (b) rehabilitation of industry and commerce displaced as a result of the functional rearrangement.

2.3. The survey shows that the economic and social condition of people living in these decayed structures is much inferior to those living in pucca structures. This is manifest in income levels, average number of persons per room, availability of basic civic amenities, and such similar factors. In spite of this, it is suggested to rehabilitate them in Daryaganj for the following reasons:—

- (a) the average distance of place of work for the earners does not exceed 1.5 miles; any relocation scheme

aiming at their rehabilitation at a distant place may result in dislocation of their livelihood, and in economic hardship;

- (b) it appears further that mixed neighbourhoods should be designed in principle to emphasize unity amidst diversity. This is also in consonance with the social objective of a classless and casteless society. However, care should be taken to see that this objective is not defeated by a wanton mixture of elements which have nothing in common, resulting in community dissension.

In relocating these households in Daryaganj, it must be borne in mind that their rent paying capacity is very low, and if people are to have adequate housing, - either their incomes must be raised sufficiently high to meet the cost of better housing, or some sort of housing subsidy must be provided.

- 2.4. The small scale manufacturing units and such businesses which do not form part of a residential neighbourhood are proposed to be relocated at other sites. The former are proposed to be shifted to Motia Khan, Delhi Gate and Ajmeri Gate area, where proposals to set up few blocks of flatted factories are under way. The latter are to be dispersed in other parts of walled city.
- 2.5. Decayed structures, which are to be demolished occupy approximately 25 acres. Similarly, non-conforming land uses occupy 15.9 acres of land. While a general suggestion has been made to shift all the non-conforming land uses, it is not feasible to remove some of the many regional facilities like the Police station, Shroff Hospital, and the like. These regional facilities which are to be retained, would be covering 9.7 acres. On the whole, approximately 32 acres would be made available for immediate redevelopment. It is proposed to earmark part of this area for the community facilities, and part for residential purposes. The development of residential area should be done on a high density basis to rehouse the present inhabitants of decayed structures.
- 3.0. The heads of approximately 15% of the households are engaged in activities which can be carried on advantageously in villages. In fact, their occupations are inconsistent with the urban pattern of living. Their stay in the city is not a necessity, and hence they should be relocated in urban villages. The plan for Madanpur, one of the several villages tentatively selected, has already been prepared in which the social, economic and physical aspects have been

given due consideration to ensure that the people are relocated under decidedly better conditions without in any way impinging upon their livelihood.

- 4.0. Daryaganj study unit possesses institutional facilities much more than are actually required for an area having approximately 13,000 persons. For example, schools of Daryaganj serve practically all the adjacent and even a few far oil localities, and thus cause infiltration of people from other areas. It is interesting to note that approximately 11,000 students study in Daryaganj, of which only 30% live in Daryaganj, meaning thereby that approximately 8,000 students of other areas cross into Daryaganj every day for their education. Similarly the shopping, medical and other facilities existing here cater to the needs of people of other localities. This infiltration of people from other areas tends to affect Daryaganj in an undesirable way. Infiltration of people should be reduced to the minimum by providing similar facilities in other areas. In other words, the solution to this problem lies in developing other areas into self-contained neighbourhoods.
- 4.1. While the institutional facilities are in excess, they are invariably below the space standards laid down by the Town Planning Organization. For example, the average area of a school in Daryaganj is only 0.97 acres, while the standard is 3.5 acres; similar is the position as regards the shopping facilities and open spaces. At the present stage, it is not possible to make all the institutional facilities upto the space standards. However, with the provision of similar facilities in other areas, the space under these institutional facilities would be enlarged.
- 4.2. Another significant problem relating to the institutional facilities and the public civic amenities is their geographical mal distribution. For example, schools are situated at the edge of the neighbourhood, and children have to cross major roads for reaching the educational institutions. Similarly, there is a paucity of shopping facilities in eastern Daryaganj, while they are in abundance in western Daryaganj. The catchment area of these facilities is not coincident with the study unit boundaries; they are closely related to the adjoining neighbourhoods as well. These institutional facilities are not an integral part of the neighbourhood. Thus, there is a need to regroup these institutional facilities and make them the focal points of the area to foster social harmonization.
- 5.0. In spite of 25% of the total area under roads and streets, the traffic system is not satisfactory, in the

sense that it does not make the flow of traffic easy and efficient. Traffic blockades are usual, especially because of infiltration of people and the existence of commercial godowns. The direct contact between the industry, commerce and traffic has imposed a stern atmosphere upon the area. To avoid traffic confusions, it is proposed to divert the heavy vehicular traffic to the main boundary roads. A suggestion to shift the commercial godowns and manufacturing work units has already been made, and this would help in relieving congestion.

- 6.0. For many undesirable influences, weak civic administrative controls coupled with the absence of building and sanitation codes must be blamed. Much of the negligence visible in the area is derived from the sad experience that sincere attempts are difficult to actualize. Hence the need for intensification of administrative controls.

Daryaganj is to be developed into a residential neighbourhood, self-contained with all the neighbourhood facilities. The plan strives to create an environment which is healthy, efficient, convenient and attractive for human living.

The redevelopment plan covers that part of Daryaganj which is bounded by Red Fort on the north, City Wall and Zer-a-Fasil Road on the south, City Wall on the east, and Faiz Bazaar Road on the west. Thus it excludes approximately 20 acres of land which lies between the City Wall and the Ring Road.

The redevelopment plan of Daryaganj has been prepared for 15,000 persons. The area available for different uses is 135 acres.

**Table No. F : 0 : 1: Proposed land use**

Land Use	Acres	Per cent
Residential	46.5	34.5
Commercial	5.8	4.3
<b>Recreational—</b>		
1. Major parks	14.5	10.7
2. Children's lots	4.6	3.4
3. Parking	0.4	0.3
<b>Public and semi-public utilities</b>		
1. Educational facilities (for this neighbourhood)	12.5	9.3
2. Educational facilities (for adjoining neighbourhoods)	9.8	7.2
3. Hospitals	3.5	2.6
4. Police Station	0.6	0.5

5. Fire Station	2.2	1.6
6. Religious buildings	0.4	0.3
Roads and streets	34.2	25.3
<b>Total</b>	<b>135.0</b>	<b>100.0</b>

### RESIDENTIAL :

In the proposed land use plan, only 46.5 acres Or 34.5% of the total area, have been marked as residential. More land, however, would be available for residential purposes when the area under educational institutions (9.8 acres which cater to the needs of other areas) is reclaimed for residential purposes. Under the new plan, it would be possible to rehabilitate not only the present population, but additional 3,000 persons. Daryaganj is to be developed on a gross density of 110 persons, and a net density of 300 persons per acre.

### COMMERCIAL :

The area under commercial use has decreased in the redevelopment plan from a total of 8.3 acres to 5.8 acres, because of weeding out wholesale business, godowns, warehousing facilities, etc., at present existing in Daryaganj. Shopping facilities are in abundance—though concentrated on the western periphery. In view of the paucity of shopping facilities on the eastern side, it is proposed to develop a few rows of plots on Ansari Road and Dayanand Road with shops on the ground floor and residences on the subsequent floors. These residences would relocate the people at present living in temporary structures and abandoned military barracks. These blocks would cover approximately 2-0 acres.

### PUBLIC AND SEMI-PUBLIC FACILITIES :

(i) Educational facilities catering to the needs of Daryaganj neighbourhood only should be taken into account. The calculations are based on the assumption that 16% of the total population is primary school going, and 11.8% of the total population is high school going; that the enrolment shall not exceed 95% in the primary standard and 90% in the high school standard; that a primary school will accommodate 500 students and a high school will accommodate 800 students; that a primary school will cover 1.5 acres and a high school will cover 3.5 acres.

It is further assumed that a minimum of 10% of the total students will go to schools situated in other neighbourhoods. Calculating on the basis mentioned above, the total number of students for whom educational facilities should be provided are 2,000 in the primary standard, and 1,350 in the higher secondary grade. We, therefore, require 4 primary schools and 2 higher

secondary schools.

The area to be covered by the primary schools would be 6.0 acres, and 7.0 acres for higher secondary schools. In the proposed plan, the area under educational facilities is 12.45 acres.

All primary schools will occupy new sites. One primary and one higher secondary school will be located on the site of the Women's training school with some adjoining area ; one primary and one higher secondary school will be on the site of Jain school-Ramjas school and Saraswati Bhawan school site. One primary school is proposed to be located just opposite the Happy school on the land of Agra Hotel, and other adjoining properties ; while the second is proposed on the Sri Ram College Boarding Housing site behind the Police Station. The schools have been so located as to be equidistant from the peripheries of the neighbourhood.

(ii) Educational facilities cater to the needs of other neighbourhoods. It is not possible to remove educational facilities catering to the needs of other neighbourhoods as long as the other neighbourhoods do not attain self-sufficiency in respect of these facilities.

(iii) Hospitals, Police Station, Fire Station and Religious buildings cover 6.7 acres in the redevelopment plan.

## RECREATIONAL :

Daryaganj neighbourhood has got one central park, popularly known as 'Hindi Park' between Bharat Ram Road and Medical Association Road covering an area of 2.84 acres, and one regional park 'Purdah Garden' covering an area of 9.16 acres. Due to change in the road pattern, the area of Purdah garden has increased from 9.16 acres to 11.64 acres. Additional 4.64 acres of land have been developed into small children's play-lots at different places in Daryaganj to make the area well upto standards.

## ROAD AND STREET PATTERN:

The existing road and street pattern has been retained with slight variations. A few roads have been abandoned and some new roads have been proposed to effect easy and efficient circulation.

Ansari Road continues to be the main circulation road of this neighbourhood with a uniform width of 60 feet. Its connection with the traffic junction at Faiz Bazaar Road-Elgin Road has been closed to ensure safety to these availing schooling facilities situated at this end, and to those who make use of Purdah Garden for their recreation.

Its steep bend near the Agra Hotel has been flattened. It has been connected with the proposed 100 feet wide road to the north of Purdah Garden, Masjid Ghata Road and Dayanand Road.

Bharat Ram Road, Zer-a-Fasil Road and Kedar Nath Road have been maintained with their existing width. The existing road opposite the Times of India Press behind Agra Hotel premises has been made 40 feet wide, and its northern and southern points end in a cul-de-sac. The existing Aggarwal Road to the south of the Employment Exchange building has also been made 40 feet wide. The Road behind the Ramjas school which joins the Kedar Nath Road has been made 40 feet wide, and its southern end is cul-de-sacked. The width of Kayasthan Road is proposed to be 30 feet.

The existing Ramjas lane by the side of Saraswati Bhawan, which slopes awkwardly to meet Ansari Road has been closed, and its space has been included in the schools lot proposed in this area. Similarly, connections of Tulsidas Street and Krishan Murari Street with the Ansari Road have been closed to make the shopping area on Ansari Road contiguous. The approach of Medical Association Road to the Ansari Road has been closed, and the space included in the school lot area. A few other streets on the north and south of Dayanand Road which were opening on Faiz Bazaar Road have also been closed so as to make the shopping blocks contiguous.

A new road 40 feet in width has been proposed to connect the Ghata Masjid Road with Ansari Road. A link has also been provided at the back of the Police Station which connects the Bharat Ram Road with Zer-a-Fasil Road.

## Summary:

Daryaganj is enclosed by Faiz Bazaar Road on the west, Daryaganj Road on the north, the newly constituted Ring Road on the east, and Zer-a-Fasil Road on the south. Faiz Bazaar Road, flanked on both sides by commercial firms and shops of a miscellaneous character provides the most important traffic link between Old and New Delhi, and thus remains overcrowded with vehicular and pedestrian traffic. Zer-a-Fasil Road attracts heavy traffic, being connected with the commercial godowns of Ansari Road. The other two boundary roads are comparatively quiet. The road system does not make the flow of traffic easy and efficient.

The area does not appear to be a sprawling mass of structures. The growth has been fairly recent, and the structures do not show signs of physical decay. Amidst the

physically sound structures, there are approximately 280 temporary structures vitiating the optimum utilization of vast open lands of Daryaganj. The abandoned military barracks on Ring Road continue to provide shelter to approximately 340 households, in spite of the fact that they have been declared unfit for human habitation.

Daryaganj measures 155 acres, and is inhabited by 12,512 persons. The gross and net densities per acre are 81 and 200 persons respectively. Of the total 155 acres, only 50-2 acres (32.4%) are in residential use; Public and semi-public facilities cover 23.4 acres (15.1%); commercial use covers 8.3 acres (5.4%) and government use occupies only 2.3 acres (1.5%). Vacant land measures 15.9 acres (10.1%) and streets and roads cover 38.7 acres (25%).

Housing is recent: Most of the residential structures (81.5% of the dwellings) are built as multi-family apartments. Dwellings built in row-housing design constitute 18.3% of the total. A negligible percentage of dwellings, however, are built as detached structures. Bustis occupy 2.2 acres.

Of the total structure, 21.2% are in good condition, 25.5% in poor condition and the rest in fair condition. Of the total lots, 20 acres are in good condition, 43.1 acres in fair condition and 24.9 acres in poor condition.

Approximately 750 households of Daryaganj do not have private defecation arrangements, and use the existing 32 public latrines. Because of acute pressure and ill-maintenance, the latrines stink throughout the day and cause insanitation. There are 21 public hydrants which serve approximately 650 households, which do not have any private water connections. These public taps keep running and result in cesspools all around. These amenities, in general, are ill-maintained, partly because of lack of civic consciousness among the people and partly due to administrative negligence.

There are ample shopping facilities in Daryaganj. On an average, there are 10.24 food shops and 18.07 non-food shops per 1,000 persons. The predominance of non-food shops clearly indicates a wider catchment area, extending to adjacent localities of the walled city. The total area under food and non-food shops is 4.3 acres, though the area under commercial use is 8.3 acres.

Daryaganj presents a contrast to other areas as regards the educational facilities. The area has more schools than are essential for a neighbourhood. The approximate number of students studying in schools situated in Daryaganj are 11,000 indicating a high degree of infiltration of students from other areas. Schools cover an area of 15.9 acres,

giving an average of 0.9 acres per school. All the schools are deficient in play-fields, etc., and are very much below the standards laid down by the Town Planning Organization.

There are 98 manufacturing and industrial units operating in Daryaganj, and employing approximately 1,250 labourers. Of these, only 7.6% live in Daryaganj. Printing and Publishing, though accounting for only 17.4% of the total manufacturing units, employ 82.7% of the labourers, and have the maximum frontage of 295 yards.

Recreational use occupies 7.8% (12 acres) of the total area. This gives an average of 0.9 acre per 1,000 persons. The parks and playground present a bleak outlook, and are not well maintained. It indicates administrative indifference and negligence.

There are ample medical facilities in Daryaganj. Besides the two Corporation owned clinic and medical centres, there are six private hospitals, and 34 private medical practitioners. People express general satisfaction over the medical facilities. The catchment area of these facilities spreads to all parts of Old and New Delhi.

Though there are all types of religious congregational facilities, none of them is popular with the residents. There are other public and semi-public facilities like Post Office, Police Station, Libraries and Assembly halls.

There are numerous social, welfare and cultural associations in the area, striving to bring people closer towards the, common cause of social harmonization. But in spite of all that, the area lacks a cohesive and neighbourly spirit, so very essential for promotion of community life. Community of interests which furnishes a more permanent basis for neighbouring activities is completely missing.

The self-sufficiency in institutional facilities limits the movement of people of this area to the adjacent localities. Conversely, there is much infiltration of people of other areas into this for want of all types of facilities.

The total number of households living in Daryaganj study unit is 2,756. They have been stratified in three study groups on the basis of type of structures they live in. Study group 1 comprises of households living in pucca structures, though temporary structures built as sub-structures have also been included in this group. Study group 2 comprises of households living in temporary structures. Study group 3, which is a separate geographical area, comprises of households living in abandoned military barracks.

The age group classification shows that 12.9% of the total population is in the age group 0-4 years, 33.3% in the age group 5-19 years, and 47.1% in the age group 20-54

years. Only 6.7% of the total population are above the age of 55 years.

As compared to 639 females to 1,000 males in study group 2, there are 945 females in study group 1 and 915 in study group 3. This uneven sex ratio for study group 2 persists in spite of the fact that the percentage of married population here is at par with the percentages of other study groups. On the whole, the sex ratio is very much even (1.0.92).

Marriage seems to be a universal phenomena. There are no cases of divorce and separation, indicating sacramental attachment with the institution of marriage.

Sons have a larger percentage in the total population. Only 50% of the married male heads of study group 2 live with their wives, as compared to 89% of study group 1 and 91% of study group 3.

There are 18.8% households having only one member, 46.9% have between 2 and 5 members, 29.6% between 6 and 9 members, and the rest have 10 or more members. The average household size is 4.54 though there is much size disparity in the study groups. Most of the households are nuclear in composition.

Hinduism accounts for 81.5% of the total number of households, Sikhism for 5.2%, and Islam for 3.8%. The rest have a mixed religious composition. More than 88% of the Hindus belong to upper caste groups.

Six-tenth of the total number of households are Hindi speaking, 26.6% are Punjabi speaking, and the rest belong to different linguistic groups.

Most of the heads (86%) living in Daryaganj are in-migrants. An insignificant percentage of heads (0.3%) are living in their present dwelling since birth. Most of the respondents occupied their present dwellings after 1947 : significant to note are 53.5% who came to stay after 1952.

As compared to 35.9% students (excluding 0-4 years age group) in study group 1, there are only 18.5% in study group 2 and 11% in study group 3. It is noteworthy that only 12.9% of the students are pursuing courses beyond the school education.

Roughly three-fourths of the students study within Daryaganj study unit. In study groups 2 and 3, the percentage of students studying within Daryaganj study unit is as high as 95.0%.

The overall literacy percentage in Daryaganj is 78.0% (excluding 0-4 years age groups), though in study groups 2

and 3, it is only 30.7% and 22.4% respectively.

One-third of the total population (excluding 0-4 years age group) are earners. Female earners, however, constitute only 6.4% of the total earners. 87.7% of the employed members belong to working age male group (20-54 years), 8.1% of the earners are above the age of 55 years, and the rest below the age of 20 years.

The occupational distribution of earners shows that 11.5% are engaged in managerial and executive occupations, 14.7% in professional and technical occupations, 16.0% in subordinate administrative and executive occupations, 13.2% in ministerial occupations, 21.2% in sales and related occupations, 16.7% in subordinate technical occupations and 6.4% in service occupations. Almost the same occupational distribution pattern is visible in the case of heads.

The average number of earners per household is 1.3. Only 4.7% of the earners are employers, 5.0% are unpaid family workers, 62.2% are employees, and the rest are self-employed.

The livelihood class of 32.2% of the earners is distributive services, and services for 43.5%. Transport accounts for 5.6% and manufacturing 16.2%.

A little more than half of the employees are permanent. The percentage of casual employees is only 5.0%. Roughly two-fifths of the employees are working with public organizations.

There is a great disparity in the income levels of households in the different study groups : in study group 1, 15.8% of the households have a monthly income less than Rs. 100, and 32.4% of the households have a monthly income less than Rs. 200; in study group 2, 72.3% of the households have a monthly income less than Rs. 100, and 96.4% of the households have a monthly income less than Rs. 200; in study group 3, 64.8% have a monthly income less than Rs. 100, and 98.1% have a monthly income less than Rs. 200. On the whole, 27.7% of the total households have a monthly income below Rs. 100, and 46.7% have a monthly income of Rs. 200. 10.2% of the households have an income of more than Rs. 1,000.

The average monthly household income in study group 1 is Rs. 557.4; Rs. 84.3 in study group 2, and Rs. 94.4 in study group 3. The consolidated average income is Rs. 453.9, which is the highest for any study unit in Old Delhi. The average income per earner is Rs. 349. The average income of a head of study group 1 is Rs. 374, Rs. 88.2 of study group 2, and Rs. 72.3 of study group 3.

The average distance of place of work is 2.1 miles. It is

2.3 miles for study group 1, 0.6 mile for study group 2, and 1.6 miles for study group 3. As against 61.2% of the earners of study group 2 working in Daryaganj study unit, there are only 28.9% in study group 1, and 28.8% in study group 3 in this category.

Only 16.2% of the households of study group 1, 2.4% of study group 2 and 3.7% of the study group 3 have other sources of income. Rent from house is the most important source of income.

Eighty-three per cent of the households are living in pucca dwellings. The rest live in temporary or mixed dwellings.

The households of study group 3 have occupied the barracks in an unauthorised manner. 56.6% of the households of study group 2 live in their own houses built on a not self-owned land. A little less than one-fifth of the households of study group 1 live in self-owned houses, 73.7% in private not self-owned houses, and the rest in houses owned by the Custodian and Government.

Roughly, five per cent of the households are sharing a living room with other households, and 2.9% live either in a shop or in a verandah. Two-fifths of the households have only one room. The average number of living rooms per household is 2.3 in study group 1, 0.86 in study group 2 and 0.81 in study group 3. On an average, there are 2.3 persons per living room.

More than 50% of the households of study group 1 have kitchen, bathroom, latrine, courtyard and verandah. Such facilities do not exist for more than 90% of the households in study groups 2 and 3.

The average monthly rent for households of study group 1 is Rs. 50.3, which is slightly less than 10% of the average monthly income. A little more than 24% of the households are paying more than Rs. 50.0 as the rent of the dwelling. The average rent of dwelling unit on the whole is Rs. 46.6. It is only Rs. 0.7 for study group 2 and nil for study group 3.

Approximately one-third of the households are living in houses which have other uses as well. Most of them are satisfied with the mixed use of structures.

Respondents were asked if they were satisfied or dissatisfied with certain neighbourhood characteristics. The overwhelming favourable response to four items certainly indicated that these characteristics were acceptable to those living in the area. On the whole, the

degree of satisfaction with these items is fairly high, except for sanitation. The percentage of respondents who expressed dissatisfaction over sanitation is 39.3.

## DESIGN OF STUDY :

The present report embodies the results of three inter-related enquiries :

- (i) Socio-economic and housing survey;
- (ii) Neighbourhood survey; and
- (iii) Land use survey.

In the socio-economic and housing survey, the unit of study was the household. Information was obtained regarding age, sex, marital status, education, employment, monthly earnings, composition of the dwelling unit and attitude thereof, ownership of house, existence of facilities in the house, willingness to move, satisfaction with regard to various neighbourhood facilities, participation of respondents in the community events, degree of intimacy with neighbours, etc. The technique used in collecting this information was the schedule. At first, a schedule was prepared, and certain modifications were made on the basis of the suggestions made by the investigators and on the experience derived

from previous surveys. Detailed instructions were prepared for filling the schedules; the investigators were briefed as regards the interpretation of different terms used in the schedule, the method of conducting the interview and recording the information. They were asked to submit the schedules for scrutiny as soon as they were filled up. The tabulation and compilation was then done in the office by hand.

In the neighbourhood survey, both physical and social aspects were covered. An exhaustive enquiry was made about the physical characteristics of the area, the nature and extent of community facilities existing in the area and their catchment area. The community events, the nature and extent of public participation in these, the focal points in different spheres of activities, the social life of the people, the extent of integration and knittedness among the residents and its expression in overt behaviour, and the nature and strength of ties with the adjoining areas was also investigated. The techniques used for obtaining information were group discussions, unprogrammed interviews, agency visits and systematic observational studies. These techniques helped both to supplement and to reinforce each other. The outline of the type of information to be obtained was prepared and detailed instructions were given to the investigators. The drafts submitted were intensively scrutinized and discrepancies

were corrected by revisits to the field. For operational convenience, the area was divided into 6 blocks, but the report has been combined to give an overall picture of the area.

Land use survey\* was undertaken to find out the existing spatial distribution pattern of different activities in the area, to know the intensity of urban land utilization and the structural conditions of different kinds of buildings on it, and to work out the existing quantitative figures for each of the various major land uses in the area. In the land use survey, the use of all lots was recorded and analysed upon maps to a scale of 100' to 1". From them, a comprehensive picture of the area is obtained, while technically they provide an important registry of industry, housing, commerce, open spaces, schools, public buildings, roads and streets, etc. The survey is detailed to the extent that it shows all ground floor uses in their multifarious categories, and in certain cases, it shows the predominant use of the upper storeys of the structures.

A complete enumeration of households in Daryaganj was made, which showed that there are 2,756 households. At the outset, these households were stratified into three study groups on the basis of the type of structure they live in :

- (i) study group 1 consisted of households living in pucca structures. However, households living in temporary structures built as sub-structures of pucca buildings have also been included in this group ;
- (ii) study group 2 comprised of households living in temporary structures, i.e., structures of mud, bamboo, tin- shed, thatched mat, haybundles, etc.;
- (iii) study group 3 comprised of households living in abandoned military barracks on Bela Road.

This stratification was done for the reason that they are three distinct groups. The abandoned military barracks have been declared unfit from human habitation ; they have been occupied in an unauthorised manner, and will be auctioned shortly by the Central Public Works Department. Hence the problem of rehousing the displaced households and of determining the future land-use arises. The households living in temporary structures are mostly squatters, and create slum conditions.

*\* While the socio-economic survey and the neighbourhood studies were conducted by the Slum Clearance and Urban Renewal Section, and land use survey was conducted by the Land Use Section.*

In study group 1, a sample of 536 households out of a total of 2,146 households was drawn by the method of random sampling. Out of this total, information could be obtained for only 506 households. Eleven households refused to give information in spite of the assurance that this would be treated as confidential. 12 households had left Delhi, and 7 had shifted. In study group 2, 83 households out of a total of 279 households constituted the sample, selected by the method of random sampling. In study group 3, 54 households out of a total of 331 households constituted the sample, selected by the method of random sampling. For study groups 2 and 3, substitutes were taken in ;as many as 11 cases.

The socio-economic survey and the neighbourhood studies began in December, 1958, and ended in February, 1959. The tabulation was done by hand separately for the three study groups. However, to give a complete picture, weighted percentages have been calculated. Due to some practical difficulties in combining the data for different study groups and giving due weightage, the original form of multi-variate tables could not be maintained. But as far as possible, inferences have been drawn keeping in view the original multi-variate tables.

## NEIGHBOURHOOD SURVEY :

### Physical Description:

Daryaganj study unit lies within the four well-defined boundaries, Faiz Bazaar Road on the west, Daryaganj Road on the north, the newly constructed Ring Road on the east, and Zer-a-Fasil Road on the south. It falls in ward XI of the erstwhile Delhi Municipal Committee.

Of these, the Faiz Bazaar Road, varying in width from 80' to 100' carries the heaviest load of traffic. The road is flanked by buildings on either side, whose ground floor is almost entirely occupied by shops selling articles of a miscellaneous character. Daryaganj road is very much narrower, and hardly any traffic flows on this road. The newly constituted Ring Road, recently completed, is comparatively quiet. Zer-a-Fasil Road is still narrower, at some places it is only 30' wide, but crowded with heavily loaded lorries and handcarts which carry goods to and from the godowns of wholesale merchants lying at a short distance. Ansari Road is the main road of the neighbourhood. Despite 25% of the area under roads and streets and the grid iron street pattern followed here, the road system is not satisfactory in the sense that it does not make the flow of traffic easy and efficient. Major roads are intersected with numerous branch roads and are lined with shops and occasional street markets.

The physical structures which compose this area are not arrayed in any definite pattern except for a block developed by the erstwhile Delhi Improvement Trust. The blocks into which Daryaganj is divided, though lacking somewhat in organic pattern do not appear as a sprawling mass of structures of varying shape, size and construction. To a certain extent, there is some orderly arrangement according to which structures devoted to different functions are segregated in different areas. There is, however, at places an indiscriminate mixture of shacks and palatial buildings in the same blocks, with rich and poor living side by side.

Temporary structures, studied separately, are scattered in small clusters of 4 to 15 dwellings. In most of the cases, they have been built by squatters upon the site surrounded by well-built pucca houses. In a few cases, the owners of several commercial and manufacturing establishments have rented vacant land on a nominal rent to their employees who have built their temporary structures.

The abandoned military barracks generally known as civ-mil or Air Raid Precautions (A.R.P.) barracks form a separate geographical area. They have been occupied in an unauthorised manner. The Central Public Works Department has abandoned these barracks declaring them unfit for human habitation. Enquiries from the Central Public Works Department show that the occupants have rent free and unauthorised accommodation.

#### AREA, POPULATION AND DENSITY :

Table F. 1.1 gives the area, population and density.

**Table F. 1.1: Area, population and density**

1. Area (in acres)	155.0
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2. Total residential lot area (in acres)	50.2
3. Number of households	2,756
4. Household gross density (per acre)*	18
5. Household net density (per acre)%	44
6. Total population	12,512
7. Population gross density (per acre)*	81
8. Population net density (per acre)%	200

\* Total population divided by total area gives the gross density here. %Net density has been calculated on 62.5 acres. The break down for 62-5 acres is as follows:

	Acres
Residential	50.2
Commercial	8.3
Industrial	4.0
<b>Total</b>	<b>65.2</b>

See point 5:2:3 and 4:2:5 of the Land Use Survey Report: "Almost all the commercial and Industrial uses (except a few business offices and hotels) are located on the ground floor." "Second floor and above are almost exclusively used by residential users."

The present total population of Daryaganj study unit is 12,512. Its total area is 155.0 acres, giving a gross density of 81 persons per acre. The total residential lot area (ground floor) is 50.2 acres. The net residential density calculated on 62.5 acres is 200 persons per acre. The total number of households/dwellings 2,756 giving a gross density of 18 households/dwellings per acre, and a net density of 44 households/dwellings per acre.

#### LAND USE :

Table F. 1.2 gives the major land use in Daryaganj.

**Table F. 1.2: Summary table of all land uses**

Land Uses	Total lots		Total lot area	
	No.	%	Acres	%
Residential	382	55.2	50.2	32.4
Commercial	166	24.0	8.3	5.4
Industrial and Manufacturing	46	6.6	40	2.6
Governmental	4	0.6	2.3	1.5
Recreational	4	0.6	120	7.8
Public and Semi-public facilities	43	6.2	23.4	15.1
Agricultural	6	0.9	0.2	0.1
Vacant	41	5.9	15.9	10.1
Streets	..	..	38.7	25.0
<b>TOTAL</b>	<b>692</b>	<b>100.0</b>	<b>155.0</b>	<b>100.0</b>

Of the total 155 acres in this study unit, there is a large amount of undeveloped and relatively little used open space lying between the City Wall and the New Ring Road in the eastern part of Daryaganj. Residential use covers the maximum land area—50.2 acres (32.4%). This is rather low for a good residential area as Daryaganj is known to be. Roads and streets cover 25% or 38.7 acres. Public and semi-public facilities cover 15.1% or 23.4 acres, recreational use occupies 7.8% or 12 acres. Vacant land forms 10.1% of the total area and amounts to only 15.9 acres. Commercial use covers 5.4% or 8.3 acres, and industrial use covers 2.6% or 4.0 acres, Governmental use occupies only 1.5% or 2.3 acres. There is practically no agricultural land here except

0.2 acre occupied by dairies.

## HOUSING :

Housing has been fairly recent in this area. As a matter of fact, housing activity paced up only after 1938, when the government released approximately 24 acres on lease of 90 years for private construction. The following are the main types of housing in Daryaganj with their chief characteristics :

Table F. 1.3, gives the residential land use by categories.

**Table F. 1.3: Residential land use (by categories)**

Residential land use by category	Total lots		Total lot area		Total dwelling unit %
	No.	%	Acres	%	
1. Detached	2	0.5	1.4	3.1	0.2
2. Row Housing	33	8.9	16.6	36.4	18.3
3. Multi-family apartments	335	90.6	27.6	60.5	81.5
TOTAL RESIDENTIAL OTHER THAN BASTIS	370	100.0	45.6	100.0	100.0
Bastis	12		2.2		
<b>GRAND TOTAL</b>	<b>382</b>		<b>47.8</b>		

**Note.**— The total lot area of 50.2 acres is the corrected figure. (The depth of the frontage has been taken into account only when the non- residential frontage exceeds 21 ).

### (a) MULTI-FAMILY APARTMENTS :

The houses generally are structurally sound, with a large number of living rooms, basic civic amenities and proper sanitary equipment. They are quite suitable for multi-family use, and exist in fairly large numbers, particularly in the south-west. Nine-tenths of the lots (or 81.5% of the dwellings) have multifamily apartments, covering an area of 27.6 acres.

### (b) ROW HOUSING :

Although in small groups, they form collectively an appreciable percentage of the total number of structures. The abandoned military barracks of Bela Road are included in this type of housing. Row housing covers 8.9% of the total lots or 18.3% of the total dwelling units and occupies an area of 16.6 acres.

### (c) DETACHED OR ISOLATED STRUCTURES :

In many cases, such houses are occupied by more than 2 households. Such structures occupy an area of 1.4 acres.

### (d) BUSTIS :

Bustis (all temporary structures) are to be found in clusters all over Daryaganj. The area occupied by them is 2.2 acres. Of the total lot area of 116.3 acres, 24.3% (or 28.3 acres) have no structures on them. Of the total structures, 21.2% are in good condition, 53.3% in fair condition, and 25.5% in poor condition. Of the total lots, 20 acres are in good condition, 43.1 acres in fair condition and 24.9 acres in poor condition. Of the total major structures, single storeyed buildings constitute 31%, two storeyed 48%, and three or more storeyed 21%.

## PUBLIC CIVIC AMENITIES :

Provision has been made by the Municipal Corporation for public latrines, water hydrants and street and road electrification.

There are 15 dry and 17 water closet latrines in Daryaganj, meeting the needs of approximately 750 households who do not have private arrangements. This gives an average of 106 persons, per latrine, which, by itself, is an indication of acute pressure. There are about 17 urinals in Daryaganj.

There are 21 public hydrants (mainly taps) which

serve approximately 650 households, who do not have any private water connections. This gives an average of 141 persons per tap. The taps keep running resulting in cesspools all around. Three taps were found to be inoperative at the time of investigations.

The general reaction of the public who use these public facilities is that the Municipal Corporation is indifferent in maintaining the public amenities. Along with the problem of acute pressure, there is the problem of disproportioned geographical distribution of these public amenities. The areas, especially western Daryaganj, have been provided with these facilities, while in fact, the

eastern areas have greater need for them. The observational studies showed that due to lack of civic consciousness and official negligence, these amenities are very ill-maintained.

### SHOPPING FACILITIES :

In Daryaganj, besides the numerous scattered shops, there are two distinct shopping centres :

- (i) Concentrated shops on Faiz Bazaar Road; and
- (ii) Ansari Market.

Table F. 1.4 gives the total number of food shops by trade types in relation to population.

**Table F. 1.4: Total number of food shops by trade types in relation to population**

Trade types	No.	%	No. of shops per 1,000 persons	No. of persons per shop	Total area (in acres)
1. Provision shops	23	18.0	1.84	544	..
2. General food shops	21	16.4	1.68	596	..
3. Fruit, meat and vegetable shops	11	8.6	0.88	1,137	..
4. Eating shops, tea stalls, betel shops	61	47.6	4.88	205	..
5. Dairy goods, ghee, etc.	12	9.4	0.96	1,042	..
	128	100.0	10.24	98	2.5

(Area under different types is not available)

Table F. 1.5 gives the total number of non-food shops by trade types in relation to population.

**Table F. 1.5 : Total number of non-food shops by trade types in relation to population**

Trade types	No.	%	No. of shops per 1,000 persons	No. of persons per shop	Total area (in acres)
1. Soft goods :					0.4
(a) Cloth merchants	13	5.8	1.04	962	
(b) Chemists and Cosmetics .	67	29.6	5.36	187	
2. Hard goods :					0.5
(a) Radios, hardware, electric goods, furniture, photographic and sport goods .	69	30.5	5.52	181	
(b) Books and stationery goods	12	5.3	0.96	1,042	
(c) Ornaments	2	0.9	0.16	6,256	
3. Service shops	45	19.9	3.59	278	0.5
4. Service yards	15	6.6	1.20	834	0.4
5. Miscellaneous goods .	3	1.3	0.24	4,170	Negligible
<b>TOTAL</b>	<b>226</b>	<b>100.0</b>	<b>18.07</b>	<b>55</b>	<b>1.8</b>

The major commercial area is the frontage on Faiz Bazaar where the lot depth is the maximum. Commercial use is increasing on Ansari Road and Dayanand Road. On the whole, there are 354 shops selling goods of a miscellaneous character. There are 177 non-food shops to every 100 food shops. The predominance of non-food

shops clearly indicates a wider catchment area extending to old Daryaganj, Jama Masjid, Sita Ram Bazar, etc.

There are 10.24 food shops per 1,000 persons or 98 persons per food shop. There are 18.07 non-food shops per 1,000 persons or 55 persons per non-food shops. Out of a

total area of 8.3 acres under commercial use, the maximum frontage is covered by food and beverage establishments. The bulk of the land (3.7 acres) is under general commercial and entertainment places. This constitutes 44.6% of the total commercial area.

General observations showed that though the shopping facilities are in abundance, they are not distributed evenly. Because of all types of goods' shops, there is much infiltration of people from other area.

### EDUCATIONAL FACILITIES :

There are 4 primary and 14 high and higher secondary schools in Daryaganj, besides 11 commercial and trade schools (teaching shops), and a women's training centre.

The approximate number of students studying in schools situated in Daryaganj (recognized schools only) is 11,000, which is almost equal to the total population of Daryaganj. The average number of students per school is 611. However, the number of male students is significantly greater than the number of females : the percentage of male

students being 72%. Students come from all over Delhi, and as a matter of fact, this area has more schools than are essential for a neighbourhood.

Primary schools cover an area of 2.3 acres, and high and higher secondary schools cover an area of 13.6 acres. Ramjas College which used to be the only college in Daryaganj, was spread over an area of 0.9 acres, while the vocational and trade schools cover only 0.1 acre. The average number of students per acre is 651, indicating acute shortage of area per student, which is only 7 square yards. The ratio between built-up and open area is 54.46. All the schools have provisions for water, electricity and sewerage. Practically all the schools are deficient in play-fields, the average area being very much below the space standards.

### MANUFACTURING AND INDUSTRIAL CONCERNS :

Table F. 1.6 gives the manufacturing and industrial concerns by types. It also gives the total area under each type the labour employed and their residence.

**Table F. 1.6: Manufacturing and Industrial concerns**

Type	No.	%	Area		Labour employed		
			Acres	%	Living in Daryaganj	Outside	Total
1. Food, beverages and tobacco	6	6.1	0.05	1.2	4	18	22
2. Textile products	1	1.0	0.05	1.2	2	3	5
3. Wood and wood products	7	7.2	0.10	2.4	4	42	46
4. Printing and publishing	17	17.4	2.50	61.0	..	1,033	1,033
5. Metal and metal products	15	15.3	0.90	22.0	67	52	119
6. Machinery and electric equipment	26	26.5	0.40	9.8	9	3	12
7. Transport .	26	26.5	0.10	2.4	9	3	12
<b>TOTAL</b>	<b>98</b>	<b>100.0</b>	<b>4.10</b>	<b>100.0</b>	<b>95</b>	<b>1,154</b>	<b>1,249</b>

There are 98 manufacturing and industrial units in Daryaganj, of which 12 are obnoxious in character. Printing and publishing industry accounts for 17.4% of the total industrial units, employing 1,033 labourers or 82.7% of the total labourers employed in industrial units situated in Daryaganj. Because of the Times of India Press, printing and publishing occupy the maximum frontage (295 yards) and cover an area of 2.5 acres, or 61% of the total land put to manufacturing and industrial use. This gives an average of 105 square feet per labourer. Metal and metal products are the second largest with 188 yards of streets frontage covering 0.9 acre or 22% of the total land under manufacturing or industrial use.

Out of 1,249 labourers of 7.6% live in Daryaganj study unit Thus 92.4% of the labourers employed by industrial units infiltrate into Daryaganj every day for their livelihood. An enquiry from the heads of these units showed that 87.3% of the total units are not willing to move from this neighbourhood. The Times of India Press, which employs 82.7% of the total labourer advanced the view that in all western countries, the newspapers printing presses are located in the heart of the city and not outside. Others said that the catchment area of their manufactured products is mostly localised, extending mainly to the Walled City area, and it would add to the cost considerably if they shift to some other area. Still others failed to understand how a tiny industrial unit can affect adversely the healthy

environment of a residential neighbourhood.

### RECREATIONAL FACILITIES :

Recreational use occupies 7.8% (12 acres) of the total area. This gives a figure of 0.9 acre of recreational space per 1,000 persons, excluding those attached to schools and the college.

There are 4 parks in this study unit. Hindi Park, also known as children's park and women's park, is in the heart of the area. There is a masjid inside the park. On two corners of the park, there are two blocks of public latrines, built and maintained by the Corporation. In addition to its normal uses, the park is utilised for social and political gatherings, Kavi sammelans, and even marriage festivities. Purdha Bagh is the largest and is more a regional facility than a neighbourhood facility. All the parks are assets to this neighbourhood which, in comparison to other areas, is very well off in terms of parks.

The general reaction of the public is that parks are not well attended to, with the result there are plenty of grassless spots. They present a bleak and unattractive site. To make matters worse, there are latrine blocks by the side of Hindi Park which stink throughout the day.

### MEDICAL FACILITIES :

The area occupied by hospitals and dispensaries is 2.8 acres. Besides the two Corporation owned medical centres, there are 6 private hospitals and clinics : the important two are :

- (a) Shroff Eye Hospital, and
- (b) Dr. Aggrawal's Eye Institute.

While the first one provides for allopathic treatment of eyes, the latter specializes in natural treatment. Both enjoy countrywide reputation. The average number of patients per day in Shroff Eye Hospital is 275, while there are 10-20 patients every day in Dr. Aggrawal's Institute. Treatment is free in Corporation hospitals, and hence attracts people from Daryaganj as well as from adjoining localities.

There are 34 private medical practitioners in Daryaganj neighbourhood, who meet the demands of even far off localities of Delhi. People expressed general satisfaction over the medical facilities, though they indicated that certain types of treatment are beyond the means of an ordinary person.

### RELIGIOUS FACILITIES :

There are 5 temples, 4 mosques, 1 gurdwara, 2 chapels and 1 dargah in Daryaganj occupying an area of 2.5 acres. Besides these, there is a Sanatan Dharam Sabha and an Arya Samaj Sabha, which hold religious discourses. None of the above mentioned religious places are popular with the residents, though a nominal gathering can always be found there. Mosques are managed by the Suni-a-Aukaf Trust. The catchment area is localised. The Dargah, (managed by Dargah Shahir Ali Trust) arranges "Urs" fair, and Kawalli programmes, and at that time attracts a crowd of approximately 5,000 persons. Chapels are situated within the residential houses. Temple too do not have a wider catchment area, and residents do not frequent these places of worship.

### OTHER PUBLIC AND SEMI-PUBLIC FACILITIES :

There is a police station spread over an area of 0.7 acre. A Post office housed in a rented structure covers an area of 0.03 acre. Other utilities include libraries, assembly halls, and community centres which cover 0.37 acres. There is a petrol pump as well.

### OTHER USES:

Government use occupies 1.5% (2.3 acres) of the total area. The Regional Employment Exchange is the only major government office in Daryaganj. There are approximately 160 business firms' offices in Daryaganj, which cover an area of 2.9 acres.

There are approximately 90 godowns here, resulting in traffic hazards at all hours. They are covering a ground floor area of 0.31 acre. This includes unroofed storage sites as well.

### SOCIAL WELFARE AND CULTURAL ORGANISATIONS :

There are numerous welfare, cultural and social organizations in Daryaganj. There are some which have a religious background and are limited to particular communities. Others, like the Lehana Singh Market Shop Association have been set up to look after the professional interests of particular groups of people. Yet others are social organizations, attempting to draw people of different communities, by arranging recreational programmes and variety entertainment shows. A short resume of some of the organizations is given below :

#### (a) Arya Sartiaj:

This is a religious organization set up to inculcate the Vedic feelings amongst the people. Its important function

is to arrange “Updesh” (discourses) and “Havans”. This is not a very popular organization, partly because of its limited scope. It has a membership of 150 people—100 men and 50 women.

**(b) Sanatan Dharam Sabha:**

This has two sections (a) religious—which arranges Satsangs, Kathas and occasional discourses on Sanatan religion, (b) teaching—the Sabha has arranged sewing classes for ladies. This has a wider catchment area, extending to all parts of the walled city. This is so because of its long existence and diversified interests. It has a membership of 150 persons. Membership is open to only those having faith in their religion.

**(c) Durga Puja Association:**

Its major function is to arrange Durga Puja celebrations on a mass scale. It is confined only to the Bengali community. Occasionally it also arranges variety entertainment shows depending upon the availability of voluntary subscriptions and funds.

**(d) Digamber Jain Mahila Ashram:**

Managed by the Digamber Jain Trust, its function is to help widowed, divorced, and orphan girls by giving vocational and technical training so as to enable them to earn their own living. At present, there are 27 such ladies. Religious worship is compulsory for all. Occasional lectures, Kavita Path, and classes for Rattan and Prabhakar are also held. It receives a generous grant from the Central Social Welfare Board.

**(e) Jain Anathalaya:**

It is managed by Bharat-Varshiya Anant Rakshak Jain Society Trust. It looks after the poor and orphan children between the age group 5 and 18 years. The children are taken on the recommendations of the Managing Committee of the Trust. At present, there are 76 children. All the children are admitted in the Jain Higher Secondary

School.

**(f) Baccho Ka Ghar:**

It is managed by Suni-a-Aukaf. It looks after the poor and orphan Muslim children between the age of 5 and 18 years. They also arrange indoor games and documentary film shows for the recreation of the children. It is financed through donations, Corporation grants, and Aukaf’s contributions.

Besides the above mentioned social and welfare organisations, there are many others like the Chalantika Club, Pur-sharathi General Organisation and Purdah Bagh Refugee Association.

**SOCIAL LIFE AND COMMUNITY EVENTS :**

There is little social intercourse between the people of this area. Opportunities to express and develop social and cultural interests are not streamlined for creating harmonized atmosphere. In spite of so many organizations functioning in this, area, none is actually attempting to draw people together. The area is composed of people with diversified interests and there is no ‘common’ cause for them to meet with the result that anonymity persists, and hardly any neighbourly feelings exist.

Amongst the community events that are held in this area, the important is ‘Puja’. This is the only function celebrated on a large scale. Other functions do not enjoy publicity and are not as popular, if the number of persons attending the functions is the criterion.

Daryaganj is not socially linked with the adjacent areas. The self-sufficiency in the institutional facilities limits the movement of people of this area to the adjacent neighbourhoods : conversely, there is much infiltration of people of other areas into this for want of all types of facilities though not appreciated by the residents of this area. And thus, this area remains a separate physical and social entity.

## SOCIO-ECONOMIC AND HOUSING SURVEY :

Table F. 2.1 gives the percentage distribution of population by age and sex.

**Table F. 2.1: Percentage distribution of population by age and sex**

Age group (in years)	Study group														
	I			II			III			Total					
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T
0—4	12.4	11.9	12.1	8.0	18.7	12.2	17.9	20.6	19.2	12.6	51.0	13.2	49.0	12.9	100.0
5—9	12.1	14.6	13.3	13.3	16.7	14.6	15.4	18.7	17.0	12.5	47.3	15.2	52.7	13.8	100.0
10—14	10.5	12.2	11.4	8.0	16.7	11.3	4.3	9.3	6.7	9.6	40.4	12.1	59.6	10.9	100.0
15—19	8.8	9.1	8.9	12.7	9.4	11.3	5.1	4.7	4.9	8.7	52.4	8.6	47.6	8.6	100.0
20—24	8.0	10.3	9.6	14.0	5.2	10.6	6.9	15.0	10.7	9.1	48.4	10.5	51.6	9.8	100.0
25—29	9.6	8.6	9.0	7.3	3.1	5.7	7.7	9.3	8.5	9.2	55.0	8.2	45.0	8.7	100.0
30—34	8.0	7.9	7.9	6.0	4.2	5.3	12.8	4.7	8.9	8.4	55.3	7.4	44.7	7.8	100.0
35—39	7.3	7.0	7.2	7.3	9.7	8.1	6.9	8.4	7.6	7.2	51.9	7.3	48.1	7.3	100.0
40—44	6.4	4.1	5.3	4.3	7.3	7.3	8.5	3.7	6.3	6.7	63.3	4.2	36.7	5.5	100.0
45—49	5.2	4.4	4.8	4.7	2.1	3.7	5.1	1.9	3.6	5.2	58.5	4.0	41.5	4.6	100.0
50—54	4.2	2.8	3.5	4.7	2.1	3.7	3.4	0.9	2.2	4.1	63.9	2.5	36.1	3.4	100.0
55—above	6.7	7.3	7.0	6.7	5.2	6.1	6.0	2.8	4.5	6.6	51.7	6.7	48.3	6.7	100.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>52.1</b>	<b>100.0</b>	<b>47.9</b>	<b>100.0</b>	<b>100.0</b>
	51.4	48.6	100.0	61.0	58.0	100.0	53.0	47.8	100.0						

The table shows that 12.9% of the total population is in the age group of 0-4 years. 33.3% is in the age group 5-19 years (this may be taken to indicate roughly the magnitude of the needs of educational facilities), and 47.1% is in the age group 20-54 years. Only 6.7% of the total population are above the age of 55 years.

The percentage difference in any age group in the three study groups, except 0-4 years, where the percentage are 12.1, 12.2 and 19.2 respectively, is not significant at 5% level of significance.

The sex ratio which is 1:0.92 in Daryaganj is very much even : the difference between males and females not being significant in study groups 1 and 3. This indicates settlement of the population. However, there is much sex disparity in study group 2, the figures for which are 639 females to 1,000 males, as compared to 945 females in study group 1 and 915 females in study group 3. This is so, in spite of the fact that the percentage of married population in study group 2 compares favourably with the percentage of other study groups as evident from Table F. 2.2 which gives the percentage distribution by marital status.

**Table F. 2.2 : Percentage distribution of population by marital status**

Marital status	Study group			
	I	II	III	Total
Unmarried	53.1	50.8	50.9	52.7
Married	42.5	43.1	45.5	42.9
Window	4.4	6.1	3.6	4.4
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Unmarried people beyond the age of 25 years constitute a very smaller proportion; and among them comparatively a much smaller proportion for the female section. Marriage takes place as a rule; lack of accommodation and privacy of household life does not appear to have deterred any eligible person from marrying. On the other hand, absence of any divorced and separated persons may well be taken to suggest that by and large married life is fairly stable.

Table F. 2.3 gives the household relationship.

**Table F. 2.3 : Household relationship**

(Number in 100 households)

Relation	Study group		
	I	II	III
<b>Heads of households :</b>			
Male (Unmarried)	7	16	7
Male (Married)	87	70	86
Male (Widowed)	3	11	7
Females	3	3	..
Wives of the heads of households	79	35	78
Sons of the heads of households	114	66	87
Daughters of the heads of households	105	55	96
<b>Male relatives of the heads of households (other than sons) :</b>			
Father	5	1	9
Brother	15	11	13
Grand son	8	..	6
Other relatives	9	6	2
<b>Female relatives of the heads of households (other than daughters) :</b>			
Mother	14	3	9
Sister	8	1	2
Daughter-in-law	9	5	2
Sister-in-law	4	3	6
Grand daughter	6	3	4
Other relatives	6	5	2
<b>Total</b>	<b>482</b>	<b>294</b>	<b>416</b>

It will be seen that the heads of the households are predominantly males. The smaller proportion of wives suggests that quite a number of the heads of the households are living without wives : this may be because of their existing marital status or in case generally of in-migrants, because they have not yet found it possible to call their families in.

Statistically speaking, only 50% of the married male heads of study group 2 live with their wives, as compared to 89% of study group 1 and 91% of study group 3. In a

few households, even three generations live together indicating the presence of joint families. The proportion of sons is considerably larger than that of daughters: at least it must be so since a number of daughters have on their marriage gone out of these households. Compared to the heads, the sons have a larger share in the total which can be taken to indicate the potential increase in the number of house-holds in course of next generation.

Table F. 2.4 gives the percentage distribution of households by nature and size.

**Table F. 2.4 : Percentage distribution of households by nature and size**

Size of household	Study groups											
	I			II			III			Total		
	Natural	Joint	Total	Natural	Joint	Total	Natural	Joint	Total	Natural	Joint	Total
1	21.0	..	14.2	67.1	..	56.7	22.5	..	16.7	26.8	..	18.8
2	10.2	2.5	7.7	1.4	7.7	2.4	10.0	..	7.4	9.1	2.4	7.1
3	10.2	3.7	8.1	2.9	23.0	6.0	17.5	21.3	18.5	10.3	6.8	9.1
4	14.0	16.6	14.8	8.6	7.7	8.4	17.5	14.2	16.7	13.8	15.7	14.4
5	20.1	14.1	18.2	10.0	7.7	9.7	10.0	7.2	9.3	17.3	13.0	16.3

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Size of household	Study groups											
	I			II			III			Total		
	Natural	Joint	Total	Natural	Joint	Total	Natural	Joint	Total	Natural	Joint	Total
6	12.0	18.4	14.0	..	7.7	1.2	20.0	7.2	16.7	11.6	16.6	13.0
7	6.7	15.3	9.5	5.7	15.4	7.2	2.5	28.5	9.3	6.0	17.0	9.2
8	3.2	8.0	4.7	2.9	15.4	4.8	..	7.2	1.8	2.8	8.5	4.4
9	2.0	6.7	3.6	..	..	..	..	7.2	1.8	1.6	6.4	3.0
10 and above	0.6	14.7	5.2	1.4	15.4	3.6	..	7.2	1.8	0.6	13.6	4.7
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
	67.8	32.2	100.0	84.2	15.8	100.0	74.0	26.0	100.0	70.2	28.8	100.0
<b>AVERAGE</b>	<b>4.0</b>	<b>6.6</b>	<b>4.8</b>	<b>2.4</b>	<b>6.0</b>	<b>3.0</b>	<b>3.5</b>	<b>5.9</b>	<b>4.1</b>	<b>3.7</b>	<b>6.5</b>	<b>4.5</b>

The table shows that there are 18.8% households with only one member, 46.9% households with 2 to 5 members, 29.6%, households which have between 6 and 9 members, and only 4.7% households having 10 or more members.

The average household size in Daryaganj is 4.5 persons. However, it differs with study groups: it is 4.8 for study group 1, 3.0 for study group 2 and 4.1 for study group 3. Such a low households size for study group 2 can be explained by the fact that 56.7% of the total households are uni-member, indicating that these households moved into Delhi leaving other members behind. An analysis of the uni-member households show that 60% of them are married. This merely emphasizes the point that the percentage of uni-member households is likely to be reduced, as and when such households overcome the difficulties in bringing the rest of the household members.

The percentage of natural households is significantly greater. The average size of a natural household is only 3.7 members as compared to 6.5 members of a joint household.

This table is important in making a proper assessment of the housing needs, which has to be determined in relation with the complexity of factors. For instance, a joint household with a fixed number of members would require more space than a natural household.

Table F. 2.5 gives the percentage distribution of heads by caste and religion.

**Table F.2.5: Percentage distribution of heads by caste and religion**

Religion and caste	Study group			
	I	II	III	Total
Hindu -				
Upper castes	78.1	55.4	46.3	72.0
International caste	0.6	28.9	11.1	4.8
Lower Castes	3.2	10.8	9.3	4.7

Sikh	5.7	1.2	5.6	5.2
Muslim	0.4	3.6	25.9	3.8
Others	9.6	..	..	7.5
N.R.	2.4	..	1.8	2.1
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The castes were grouped into three broad categories on the basis of the position they occupy in the Hindu social ladder. All the scheduled castes were grouped under lower castes. Among the upper castes were included Brahmins, Vaish, Khatri, Jat, Thakur, and Kayasthya. The rest were grouped under inter-mediate castes.

The table shows that only 3'2% of the heads of study group

1 belong to lower castes, as compared to 10.8% and 9.3% of study groups 2 and 3. Similarly, 28.9% of the heads of study group 2 and 11.1% of study group 3 belong to intermediate castes as compared to only 0.6% of study group 1.

The percentage of Muslims is as high as 25.9% in study group 3, as compared to 0.4% in study group 1 and 3.6% in study group 2.

Caste seems to have lost the foothold it used to enjoy in the past. The social groupings are not altogether based on caste lines, and there is no segregation of lower castes as such. This is partly due to the anonymity that persists in the highly imper-sonalised society.

Table F. 2.6 gives the percentage distribution of heads' by mother tongue. The investigators were instructed to fill in the respondents' answer without entering into any sort of controversy. Unfortunately,, some households whose mother tongue is Punjabi give it as Hindi due to the current language controversy.

**Table F. 2.6 : Percentage distribution of heads by mother tongue**

Religion and caste	Study group			
	I	II	III	Total
Hindi	60.9	77.1	46.3	60.8
Punjabi	27.9	19.3	24.1	26.6
Urdu	..	1.2	29.6	3.7
Bengali	3.6	..	..	2.8
Sindhi	2.0	..	..	1.5
Gujrathi	1.6	1.2	..	1.3
Others	4.1	1.2	..	3.3
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The table shows that Hindi (including Hindustani) clearly preponderates among the residents of Daryaganj, and is spoken by 60.8% of them Punjabi is next in importance but accounts for only 26.6%. The only other language spoken by a sizeable section is Urdu with 3.7% of the total, though 29.6% of the heads of study group 3 have given Urdu as their mother tongue.

Table F. 2.7 gives the percentage distribution of heads by year of arrival in Delhi.

**Table F. 2.7: Percentage distribution of heads by year of arrival in Delhi**

Year of arrival	Study group			
	I	II	III	Total
By Birth	12.6	12.1	18.5	13.3
Before 1939	16.0	7.2	25.9	16.3
1940-1946	18.8	3.6	9.3	16.1

**Table F. 2.9 gives the percentage distribution of students by age and sex.**

Age group (in years)	Study group														
	I			II			III			Total					
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T
0—4	4.1	2.5	3.3		..	..	..	12.2	4.9	3.7	58.6	2.7	41.4	3.2	100.0
5—9	31.7	37.3	34.5	40.5	40.0	40.3	66.2	36.7	54.5	33.5	47.8	37.3	52.2	35.4	100.0
10—14	31.5	34.3	32.9	40.5	46.0	2.5	25.7	51.0	35.8	31.7	47.9	35.0	52.1	33.3	100.0
15—19	23.3	21.0	22.2	19.0	14.0	17.2	8.1	..	4.9	22.5	53.2	20.2	46.8	21.4	100.0
20—24	7.9	5.0	6.4	..	..	..	..	..	..	7.2	60.8	4.7	39.2	6.0	100.0
25—29	1.5		0.7	..	..	..	..	..	..	1.4	100.0	..	..	0.7	100.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>50.5</b>	<b>100.0</b>	<b>49.5</b>	<b>100.0</b>
	49.6	50.4	100.0	62.5	37.5	100.0	60.0	40.0	100.0						100.0

The percentage of students in the total population is 32.2% (excluding 0-4 years). However, it differs with study groups: it is 35.9% for study group 1, 18.5% for study

1947-1951	35.6	36.1	27.8	34.7
1952 and after	17.0	41.0	13.0	18.9
N.R.	..	..	5.5	0.7
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The table clearly shows that 86% of the heads at present living in Daryaganj are in-migrants, who have come from outside Delhi. No wonder that this has been the principal cause of aggravation of slum menace in Delhi.

Table F. 2.8 gives the percentage distribution of heads by year of arrival in present house.

**Table F. 2.8 : Percentage distribution of heads by year of arrival in present house**

Year of arrival	Study group			
	I	II	III	Total
By birth	0.4	..	..	0.3
Before 1939	7.1	1.2	..	5.6
1940-46	19.6	2.4	..	15.5
1947-51	24.6	42.2	13.0	25.1
1952 and after	48.2	54.2	87.0	53.5
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

A little more than 75% of the heads occupied their present dwellings only after 1947 indicating recent growth of the area. Significant to note here are 53.5% of the heads who came to stay in these dwellings only after 1952. All the households of study group 2 who came to Delhi in or after 1952, squatted upon the open land in Daryaganj, which brings to the fore the inability of the administration to prevent unauthorised occupancy.

group 2, and 11% for study group 3. The overall percentage is very much higher in this area as compared to other areas. Only 21-8% of the 5-10 age-group population are not

students, when they should be.

In study group 1, the female students exceed the male students, a fact not present in other areas. In study groups 2 and 3, the proportion among boys of those receiving education is larger than the corresponding figure for girls;

this serves to indicate that the tendency to discount female education persists strongly.

Table F. 2.10 gives the percentage distribution of students by sex and standard.

**Table F. 2.10 : Percentage distribution of students by sex and standard**

Age group (in years)	Study group														
	I			II			III			Total					
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T
Pre.primary	14.2	7.5	10.8	..	..	..	..	..	..	13.0	65.1	7.1	34.9	10.0	100.0
Primary	34.3	42.2	38.3	44.0	73.3	55.0	91.6	100.0	95.0	37.1	45.8	44.7	54.2	40.9	100.0
Middle	17.0	20.5	18.8	40.0	6.7	27.5	8.4	..	5.0	17.7	47.9	19.5	52.1	18.6	100.0
Higher	19.3	17.5	18.4	12.0	20.0	15.0	..	..	..	18.2	52.0	17.1	48.0	17.6	100.0
College	10.9	12.3	11.6	4.0	..	2.5	..	..	..	10.1	47.0	11.6	53.0	10.9	100.0
Professional and Technical.	4.3	..	2.1	..	..	..	..	..	..	4.6	100.0	..	..	2.0	100.0
<b>TOTAL</b>	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	50.4	100.0	49.6	100.0	100.0
	49.6	50.4	100.0	62.5	37.5	100.0	60.0	40.0	100.0						

A greater percentage of students are in lower standards. Those attending classes higher than matric or higher secondary constitute a very small proportion, and still lower is the percentage of students in the professional

and technical courses, partly because of higher standards of admission and partly for its costly nature.

Table F. 2.11 gives the percentage distribution of students by distance of school.

**Table F.2.11: Percentage distribution of students by distance of school**

Year of arrival	Study group				Cumulative %
	I	II	III	Total	
At home	2.0		..	1.8	1.5
Daryaganj (S-U)	70.9	95.0	95.0	72.6	74.4
0—1/2	0.1	..	..	0.1	74.5
1/2—1	0.6	..	..	0.6	75.1
1—2	4.2	2.5	5.0	4.2	79.3
2—3	5.5	2.5	..	5.2	84.5
3—4	6.0	..	..	5.6	90.1
4—6	8.7	..	..	8.1	98.2
6 and above	1.9	..	..	1.7	100.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	
Average (in miles)	1.4	0.3	0.3	1.3	

It is significant to note that 74.4% of the students study within Daryaganj study unit. A very low percentage of students of lower standards go outside Daryaganj for their education. This is so because of ample educational facilities available here. Distance, however, increases for students going for higher education. For instance, students of study group 1 traverse on an average 61 miles for professional and technical education. For primary and pre-

primary class the distance is less than one mile. Similarly for the other study groups. The average distance of school is 1.4 miles for students of study group 1 and 0.3 mile each for study groups 2 and 3.

Table F. 2.12 gives the percentage distribution of non-student population by sex and standard.

**Table F. 2.12 gives the percentage distribution of non-student population by sex and standard.**

Standard of Education	Study group														
	I			II			III			Total					
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T
Illiterate	13.3	32.0	22.2	62.8	81.0	69.3	64.3	92.2	77.6	24.8	39.5	43.2	60.5	33.4	100.0
Pre-primary	0.6	0.9	0.7	1.8	..	1.1	..	..	..	0.6	54.3	0.6	45.7	0.6	100.0
Primary	7.1	15.2	10.9	15.9	11.1	14.2	15.5	7.8	11.8	9.1	42.4	14.0	57.6	11.4	100.0
Middle	10.1	15.6	12.7	9.7	6.3	8.5	15.5	..	8.1	10.8	48.6	12.9	51.4	11.8	100.0
Higher	23.1	20.5	21.8	9.7	1.6	6.8	3.6	..	1.9	19.2	56.9	16.6	43.1	18.0	100.0
College	33.2	12.1	23.2	..	..	..	1.2	..	0.6	25.8	75.1	9.7	24.9	18.3	100.0
Technical	2.4	0.2	1.3	..	..	..	..	..	..	1.8	92.4	0.1	7.6	..	100.0
Professional	10.2	3.5	7.1	..	..	..	..	..	..	7.9	76.0	2.8	24.0	5.5	100.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>53.2</b>	<b>100.0</b>	<b>46.8</b>	<b>100.0</b>	<b>100.0</b>
	52.4	47.6	100.0	64.2	35.8	100.0	52.2	47.8	100.0						

**NOTE.**—The table does not include children in the age group 0—4 years.

It is significant to note that only 33.4% of the non-student population are illiterate in Daryaganj, as compared to high percentages in other areas. It shows that as high a percentage of 77.6% in study group 3 and 69.3% in study group 2 are illiterate. The percentage of illiteracy among females is very much than the male illiteracy. On the whole,

the literacy percentage is approximately 78% in Daryaganj (excluding 0-4 years age-group). However, the figures for the different study groups taken separately give a dismal picture.

Table F. 2.13 gives the percentage distribution of earners by age and sex.

**Table F. 2.13 gives the percentage distribution of earners by age and sex.**

Age group (in years)	Study group														
	I			II			III			Total					
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T
5—9	..	1.9	0.1	..	..	..	..	..	..	..	..	1.7	100.0	0.1	100.0
10—14	0.8	1.9	0.9	..	..	..	3.0	..	3.0	1.0	89.1	1.7	10.9	10	100.0
15—19	2.1	1.9	2.1	11.6	..	10.7	3.0	..	3.0	3.1	96.3	1.7	3.7	3.0	100.0
20—24	10.4	18.6	11.0	21.0	37.0	22.3	11.6	..	11.6	11.5	89.1	20.8	10.9	121	100.0
25—29	17.8	10.7	17.3	12.5	..	11.6	13.6	..	13.6	16.8	96.3	9.5	3.7	16.3	100.0
30—34	15.7	23.0	16.2	9.4	..	8.7	19.7	..	19.7	15.6	91.8	20.3	8.2	15.9	100.0
35—39	14.5	21.5	15.0	11.6	..	10.7	11.8	..	11.8	13.9	91.7	18.6	8.3	14.2	100.0
40—44	12.4	..	12.7	11.6	25.9	12.7	14.8	..	14.8	12.6	91.3	17.7	8.7	13.0	100.0
45—49	10.2	16.7	9.5	5.6	..	4.9	7.4	..	7.4	9.4	100.0	..	..	8.8	100.0
50—54	8.0	1.9	7.6	7.5	11.1	7.8	6.2	..	6.2	7.7	97.4	3.0	2.6	7.4	100.0
55—above	8.1	1.9	7.7	9.4	25.9	10.7	8.9	..	8.9	8.4	96.2	4.8	3.8	8.1	100.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>..</b>	<b>100.0</b>	<b>100.0</b>	<b>93.6</b>	<b>100.0</b>	<b>6.4</b>	<b>100.0</b>	<b>100.0</b>
	92.9	7.1	100.0	92.2	7.8	100.0	100.0	..	100.0						

It shows that 33.2% of the total population (excluding 0-4 years) are earners. Female earners constitute only 6.4% of the total number of earners. It is significant to note that 4.1% of the earners are below the age of 20 years and 8.1% above the age of 55 years. Employable unemployed

males do not account for more than 5%.

Table F. 2.14 gives the percentage distribution of earners by sex and occupation. The detailed occupational distribution is given in the Appendix.

**Table F.2.14: Percentage distribution of earners by sex and occupation**

Occupation	Study group														
	I			II			III			Total					
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T
Managerial, administrative and executive occupations	15.1	6.3	14.4	..	..	..	..	..	..	11.9	96.9	5.6	3.1	11.5	100.0
Professional, technical and related occupations	14.7	64.6	18.3	3.1	..	2.9	..	..	..	11.8	75.5	56.7	24.5	14.7	100.0
Subordinate, administrative and executive occupations	15.5	4.2	14.7	22.1	12.5	21.3	21.2	..	21.2	16.8	97.9	5.2	2.1	16.0	100.0
Ministerial occupations	17.4	..	16.2	2.1	..	1.9	1.5	..	1.5	141	100.0	..	..	13.2	100.0
Sales and related occupations	23.1	..	21.5	22.1	..	20.4	19.7	..	19.7	22.6	100.0	..	..	21.2	100.0
Subordinate technical occupations	9.0	4.2	8.7	43.2	12.5	40.8	54.5	..	54.5	17.6	98.0	5.2	2.0	16.9	100.0
Service occupations	5.0	20.8	6.0	7.4	75.0	12.7	3.1	..	3.1	50	73.0	27.3	27.0	6.4	100.0
No response	0.2	..	0.1	..	..	..	..	..	..	0.2	100.0	..	..	0.1	100.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>..</b>	<b>100.0</b>	<b>100.0</b>	<b>93.6</b>	<b>100.0</b>	<b>6.4</b>	<b>100.0</b>	<b>100.0</b>
	92.9	7.1	100.0	92.2	7.8	100.0	100.0	..	100.0						100.0

(The Indian Statistical Institute's Classification has been adopted here.)

On the whole, comparison between the study group patterns of occupational distribution indicates clearly that the employed members are a little more evenly spread over the different spheres of employment in study group 1 than in the other two study groups. In study group 3, their concentration on the subordinate technical (54.5%) occupation is very conspicuous. Another significant

pattern to note is that as compared to 16.2% of the earners of study group 1 engaged in ministerial occupations, there are only 1.9% and 1.5% in study groups 2 and 3 in the same category.

Table F. 2.15 gives the percentage distribution of earners by sex and employment status.

**Table F. 2:15 : Percentage distribution of earners by sex and employment status**

Age group (in years)	Study group														
	I			II			III			Total					
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T
Employer	7.0	..	6.5	..	..	..	..	..	..	5.0	100.0	..	..	4.5	100.0
Employee	61.8	81.3	63.2	69.5	75.0	69.9	54.5	..	54.5	61.0	92.4	80.9	7.6	62.2	100.0
Self-employed	26.1	4.2	24.6	28.4	12.5	27.2	42.4	..	42.4	29.6	99.0	4.8	1.0	28.1	100.0
Unpaid family worker	5.1	14.5	5.7	2.1	12.5	2.9	3.1	..	3.1	4.4	83.4	14.3	16.6	5.0	100.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>..</b>	<b>100.0</b>	<b>100.0</b>	<b>93.6</b>	<b>100.0</b>	<b>6.4</b>	<b>100.0</b>	<b>100.0</b>
	92.9	7.1	100.0	92.2	7.8	100.0	100.0	..	100.0	100.0					100.0

The proportion of employers is negligible. That of unpaid family workers too is very small; these persons are evidently helping their family members who are operating as independent workers. Female unpaid family workers exceed the male unpaid family workers.

Table F. 2.16 gives the percentage distribution of

earners by livelihood class. The Indian Statistical Institute, whose classification has been adopted here, defines a livelihood class as the sector of the nations' economic activity in which the earner is engaged within the whole economic framework. It classifies an earner according to the nature of establishment, undertaking or service with which one is concerned.

**Table F. 2.16 : Percentage distribution of earners by livelihood class**

Livelihood class or earners	Study group			
	I	II	III	Total
Manufacturing (A)	2.1	3.9	4.6	2.6
Manufacturing (B)	12.2	20.4	18.2	13.6
Construction	0.6	6.8	..	1.1
Electricity, Gas and Water	1.3	..	1.5	1.2
Distributive Services	33.3	32.0	24.2	32.2
Transport	4.0	2.9	19.7	5.6
Services	46.4	33.0	31.8	43.5
Others	..	0.1	..	0.1
No response	0.1	..	..	0.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The table shows the predominance of services and distributive services, as the livelihood of 43.5% and 32.2% respectively. Manufacturing accounts for 16.2%. Almost the same distribution pattern is evident in different study groups. The only distinguishing feature is that there are 19.7% of the earners of study group 3 engaged in transport, as compared to 4.0% of study group 1 and 2.9% of study group 2.

Table F. 2.17 gives the percentage distribution of employee earners by nature of employment.

**Table F. 2.17 : Percentage distribution of employee earners by nature of employment**

Name of employment	Study group			
	I	II	III	Total
Permanent	58.5	16.7	33.3	51.5

**Table F. 2.19: Percentage distribution of households by monthly income**

Monthly income	Study group				Cumulative Percentage
	I	II	III	Total	
No income	0.4	..	..	0.3	0.3
0—100	15.4	72.3	64.8	27.1	27.4
100—200	16.6	24.1	33.3	19.3	46.7
200—300	11.1	2.4	1.8	9.1	55.8
300—400	11.1	..	..	8.6	64.4
400—600	16.2	1.2	..	12.7	77.1
600—800	8.9	..	..	6.9	84.0
800—1000	6.9	..	..	5.4	89.4
1000—2000	8.9	..	..	6.9	96.3
2000 and above	4.2	..	..	3.3	99.6
No response	0.4	..	..	0.3	100.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	
Average	557.4	84.3	94.4	453.9	
Average for Natural household	467.5	75.7	83.8	371.5	
Joint household	740.2	127.0	125.0	644.7	

Temporary	41.2	47.2	58.3	43.5
Casual	0.5	36.1	8.3	5.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The casual nature of employment for 36.1% of the employees of study group 2 partly accounts for the low levels of income and instability in their future.

Table F. 2.18 gives the percentage distribution of employee earners by type of organisation.

**Table F. 2.18 : Percentage distribution of employee earners by type of organisation**

Name of Organization	Study group			
	I	II	III	Total
Public	47.5	5.6	22.2	40.4
Private	51.5	93.1	77.8	58.5
Others	1.2	1.4	..	1.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The table shows that approximately two-fifths are employees of public organisations including government, semi-government, municipal and other related offices, schools and colleges, etc. This brings out to the fore that these public organisations should undertake the responsibility of providing accommodation to their employees.

Table F. 2.19 gives the percentage distribution of households by monthly earnings.

The table shows that 27.4% of the households have a monthly income of less than Rs. 100. However, the percentage of households in this income group is much higher in study groups 2 and 3, viz., 72.3 and 64.8 per cent respectively. No household of study groups 2 and 3 have an income greater than Rs. 600; while 28.9% of the households of study group 1 have an income more than Rs. 600.

The average monthly income of a household of study group 1 is Rs. 557.4; 84.3 of study group 2 and Rs. 94.4 for study group 3. This clearly shows the inequality of income within the households of Daryaganj. On the whole the average income is Rs. 453.9, which is highest for any study unit in Delhi.

It is interesting to note here that the monthly income of a joint household is Rs. 644.7, while that of a natural household is only Rs. 371.5. The association between the nature of household and monthly income is significant at 5% level of significance. Monthly income studied in relation to size of household shows a positive correlation (0.405 for study group 1; 0.431 for study group 2 and 0.100 for study group 3).

Table F. 2.20 shows the percentage distribution of households by number of earners.

**Table F. 2.20: Percentage distribution of households by number of earners**

No of earners	Study group			
	I	II	III	Total
Nil	3.5	..	..	2.9
1	69.6	79.5	77.8	71.6
2	18.4	16.9	22.2	18.7
3	6.9	3.6	..	5.7
4 and above	1.4	..	..	1.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Average	1.3	1.2	1.2	1.3
Average for natural household	1.1	1.2	1.1	1.1
Average for joint household .	1.8	1.7	1.7	1.8

Significant to note here are 3.8% of households of study group 1 having no earners; most of them having

unearned income like rent of house or land, pension, etc. The average number of earners (including the unpaid family workers) per household is 1.3. This means that on an average, there are 2.5 dependents living with every earner. The average number of earners for a natural household is 1.1, while for a joint household it is 1.8. There is a high degree of association between the number of earners and the nature of household.

Table F. 2.21 gives the percentage distribution of earners by distance of place of work.

**Table F. 2.21: Percentage distribution of earners by distance of place of work**

Distance (in miles)	Study group			
	I	II	III	Total
Same place	8.5	9.7	6.1	8.2
Daryaganj study unit	20.5	51.5	22.7	23.7
0-½	0.4	..	..	0.3
½ - 1	2.5	1.0	..	2.1
1 - 2	14.1	5.8	13.6	13.2
2 - 4	28.2	5.8	18.2	24.9
4 and above	17.2	1.0	6.1	14.4
Varies	8.7	25.2	33.3	13.1
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Average	2.3	0.6	1.6	2.1

The table shows that 31.9% of the earners work within Daryaganj study unit, out of which 8.2% work within their dwellings. The distance of place of work varies for 13.1% of the earners, in the sense that they are vendors, tonga drivers, thela pullers, etc. The average distance is 2.3 miles for earners of study group 1, 0.6 mile for study group 2 and 1.6 miles for study group 3. Such a low distance of place of work for earners of study group 2 is due to the fact that 61.2% of the earners work within Daryaganj study unit. This clearly substantiates the view that nearness to place of work is an important factor forcing them to live in present dwellings. This factor has to be taken into consideration in any relocation proposals.

Table F. 2.22 gives the percentage distribution of heads by occupation.

**Table F. 2.22 : Percentage distribution of heads by main occupation**

Occupation	Study group			
	I	II	III	Total
No occupation	4.0	..	..	3.1
Managerial, administrative and executive	15.8	..	..	12.3
Professional, technical and related	16.6	2.5	..	13.2
Subordinata administrative and executive	16.0	21.9	20.5	17.2
Ministerial occupation	12.6	1.1	1.8	10.2
Sales and related occupation	21.8	22.9	18.4	21.4
Subordinate technical occupation	7.1	42.3	55.6	16.5
Service occupation	5.9	9.3	3.6	6.0
No response	0.2	..	..	0.1
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The table shows almost same distribution of occupation as is in the case of total earners. Thus, as compared to 7.1% of the heads of study group 1 engaged in subordinate technical occupation, there are 42.3% in study group 2 and 55.6% in study group 3. There are no heads of study groups 2 and 3 following managerial, administrative

and executive occupations, thereby signifying the low occupational status of the people of these study group.

Table F. 2.23 gives the percentage distribution of heads by monthly income from the main occupation.

**Table F. 2.23: Percentage distribution of heads by monthly income from the main occupation**

Income groups	Study group			Total	Cumulative Percentage
	I	II	III		
Nil	4.3	..	..	3.4	3.4
0—100	17.4	80.6	77.6	31.0	34.4
100—200	17.4	16.8	22.4	18.0	52.4
200—300	13.6	1.1	..	10.7	63.1
300—400	11.8	..	..	9.2	72.3
400—600	.361	1.4	..	10.7	83.0
600—800	7.9	..	..	6.2	89.2
800—1000	3.2	..	..	2.4	91.6
1000—2000	6.7	..	..	5.3	96.9
2000—3000	1.8	..	..	1.4	98.3
3000 and above	1.4	..	..	1.1	99.4
No response	0.8	..	..	0.6	100.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	

The difference in the earnings of the heads in study groups is apparent. Those in study groups 2 and 3 are concentrated in the lower income range. It is significant to mention that there are no heads of study group 3 earning more than Rs. 200.

The average monthly income of a head is Rs. 374. It

is very much low for heads of study groups 2 and 3, being only Rs. 88.2 and Rs. 72.3, as compared to Rs. 460 for study group 1.

Table F. 2.24 shows the distribution of households having other sources of income.

**Table F. 2.24 : Distribution of households by other sources of income**

Other source of income	Study group		
	I	II	III
Rent (house)	46	..	..
Income (land)	7	1	1
Pension	12	1	1
Dividend and interest on investment	6	..	..
Subsidiary occupation	6	..	..
Remittances from relations	3	..	..
Miscellaneous	2	..	..
<b>Total</b>	<b>82</b>	<b>2</b>	<b>2</b>
Percentage of sampled households	16.2	2.4	3.7

The table shows that other sources of income are non-existent for households of study groups 2 and 3. While only 2.4% and 3.7% of the households of study groups 2 and 3 have other sources of income, 16.2% of households of study group 1 have other sources—the significant source being the rent of the house.

Table F. 2.25 gives the distribution of households specifying the amount from other sources of income.

**Table F. 2.25: Distribution of households by monthly income from other sources**

Monthly income (in Rs.)	Study group		
	I	II	III
0-100	25	2	2
100-200	16	..	..
200-300	15	..	..
300-400	6	..	..
400-600	10	..	..
600-800	5	..	..
800-1000	1	..	..
1000-2000	3	..	..
2000 and above	1	..	..
<b>Total</b>	<b>82</b>	<b>2</b>	<b>2</b>
Percentage of sampled households	16.2	2.4	3.74
Average income in Rs.	315.9	50.0	299.8

Table F. 2.26 gives the ownership of dwelling in respondent lives.

**Table F. 2.26 : Ownership of house**

Ownership of house	Study group			
	I	II	III	Total
Private—self	18.4	56.6	..	20.1
Private—not self	73.7	43.4	..	61.8
D.D.A	..	..	..	..
Custodian	0.8	..	..	0.6
Government	6.7	..	..	5.2
Other (M.E.S.)	0.4	..	..	12.3
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

It will be seen that the position with regard to study groups 2 and 3 is widely different from that of the study group 1. All the households of study group 3 have occupied the barracks in an unauthorised manner. A little more than half of the households of study group 2 live in self-owned dwellings. In most of the cases, they have built these without obtaining prior sanction.

Table F. 2.27 gives the structure of house in which the respondents live.

**Table F. 2.27: Structure of house**

Structure	Study group			
	I	II	III	Total
Kaccha	0.4	100.0	..	10.4
Pucca	91.5	..	100.0	83.3
Mixed	5.7	..	..	4.4
Khoka	2.4	..	..	1.9
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The table indicated widespread squatting. Though the households of study group 3 live in pucca structures, they are all in a dilapidated condition and will be demolished shortly.

Table F. 2.28 gives the storey of the house where the respondents live.

**Table F. 2.28 Storey of house**

Structure	Study group			
	I	II	III	Total
Single	23.3	100.0	100.0	100.0
Double	62.3	..	..	48.5
More	14.4	..	..	11.2
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Table F. 2.29 gives the percentage distribution of households by number of living rooms per household.

**Table F. 2.29: Percentage distribution of households by number of living rooms per household**

Number of living room	Study group			
	I	II	III	Total
Nil	0.8	7.2	3.0	3.9
1	34.0	71.1	59.3	40.8
2	28.5	7.2	11.1	24.3
3	16.2	..	..	12.6
4	9.6	..	..	7.4
5	4.3	..	..	3.4
6	4.2	..	..	3.3
Shared	2.4	14.5	16.7	5.3
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Average No. of living rooms per household	2.3	0.86	0.81	1.97
Average No. of persons per living room	2.1	3.4	5.08	2.3

The distribution of households according to the number of living rooms reveals that 2.9% of them have no living rooms— they are living in verandahs, shops, or under the open sky, 5.3% are sharing a living room with other households. In the latter case, the households are mostly single member. Households having one room predominate to the extent of measuring 40.8% of the total.

The average number of living rooms per household is 1.97. However, for households of study groups 2 and 3, the average is less than 1 room—0.86 for study group 2 and 0.81 for study group 3. There appears to be acute congestion of people in houses in study groups 2 and 3, where the figures are 3.4 and 5:08 persons respectively per living room. On an average, however, 2.3 persons are huddled together in a living room, which does not reveal as acute a congestion as in other areas.

The number of living rooms studied in relation to the

**Table F. 2.31: Percentage distribution of households by monthly rent paid**

Monthly rent paid (in Rs.)	Study group			
	I	II	III	Total
Nil	16.9	38.6	100.0	28.9
0-10	3.6	3.6	..	31
10-20	7.5	1.2	..	6.0
20-30	8.1	..	..	6.3

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size of the household shows a positive correlation (0.400 for study group 1; 0.245 for study group 3 and 0.469 for study group 2).

Table F. 2.30 gives the percentage of households by the existence of certain facilities in the dwelling-unit.

**Table F. 2.30: Percentage distribution of households by existence of facilities in the dwelling unit**

Ownership of house	Study group			
	I	II	III	Total
Kitchen :				
No	21.7	91.6	100.0	38.2
Yes Common	73.0	8.4	..	57.7
Separate.	5.3	..	..	4.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Bathrooms				
No	18.8	97.6	100.0	36.5
Yes Common	60.3	2.4	..	47.2
Separate.	20.9	..	..	16.3
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Courtyard :				
No	35.4	88.0	90.7	47.4
Common	38.3	7.2	9.3	31.7
Separate .	26.3	4.8	..	20.9
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Verandah:				
No	48.0	98.8	87.0	57.8
Common	38.0	1.2	13.0	31.3
Separate .	14.0	..	..	10.9
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Such facilities do not exist for more than 90% of the households of study groups 2 and 3, giving a very dismal picture. But on the whole the situation appears to be very much better.

Table F. 2.31 gives the percentage distribution of households by monthly rent paid.

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Monthly rent paid (in Rs.)	Study group			
	I	II	III	Total
30-40	6.8	..	..	5.3
40-50	7.3	..	..	5.7
50-100	18.7	..	..	14.6
100-150	6.9	..	..	5.4
150 and above	5.4	..	..	4.2
Not applicable	18.2	56.6	..	20.0
No response	0.6	..	..	0.5
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Average</b>	<b>50.3</b>	<b>0.7</b>	<b>0.0</b>	<b>46.6</b>

The households paying no rent constitute as large a proportion as 386% for study group II, 100.0% for study group III (since this is unauthorised occupation of dwellings). It is significant to note that the average rent paid amounts to slightly less than 10% of the monthly household income, which is considered the rent paying capacity. Calculated separately for the groups, it comes to Rs. 50.3 for the first, Rs. 0.7 for the second and nil for the third. This certainly gives the impression that the living accommodation is cheaper than it should be.

Monthly rent studied in relation to monthly household income shows a high degree of positive correlation (0.692) for study group I; and 0.266 for study group II. It was not calculated for study group III).

Table F. 2.32 gives the percentage distribution of households by the use of structures they live in.

**Table F. 232: Use of the structure**

Use of the Structure	Study group			Total
	I	II	III	
Residential	66.8	59.0	87.0	68.5
Residential-cum-commercial	19.0	26.5	5.6	18.2
Residential-cum-Industrial	2.8	9.6	1.8	3.3
Residential-cum-others	11.4	4.8	5.6	10.0
<b>Total</b>	<b>82</b>	<b>2</b>	<b>2</b>	<b>100.0</b>

It is significant to note that 31.5% of the households live in structures having other than residential uses. This fact assumes importance in preparing the redevelopment plan of the area, which aims at weeding out the undesirable mixing up of the residence with other uses.

Table F. 2.33 gives the attitude of respondents on the mixed use of structures..

**Table F. 2.33 : Attitude towards the mixed use of structure**

Attitude	Study group			Total
	I	II	III	
Satisfied	76.8	67.6	100.0	76.7
Dissatisfied	16.1	26.5	..	16.7
Don't know	1.2	..	..	1.0
Indifferent	5.9	5.9	..	5.6
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The majority of the household expressed their satisfaction over this mixed use. This shows that people are oblivious of their surroundings, the incompatible uses, and their undesirable influences on the environment of the area.

Table F. 2.34 gives the degree of intimacy of head with next door neighbours. The knowledge of this aspect is certainly helpful in planning a neighbourhood, grouping of people and in promoting social intercourse.

Because of the element of subjectivity involving in the concepts used in this table, it is difficult to say about the correctness of the response.

**Table F. 2.34: Degree of intimacy of head with next-door neighbours**

Degree of intimacy	Study group			Total
	I	II	III	
Intimate	53.4	73.5	87.0	59.6
Quite friendly	20.8	2.4	7.4	17.2
Just acquainted	16.7	16.9	5.6	15.4
Don't know	9.1	7.2	..	7.8
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The table reveals the high percentage of heads being intimate with their next door neighbours. A very low percentage (7.8%) said that they do not know their neigh-

bours.

Table F. 2.35 gives the degree of intimacy of wife of head with next-door neighbours.

**Table F. 2.35: Degree of intimacy of wife of head with next-door neighbours**

Degree of intimacy	Study group			Total
	I	II	III	
Intimate	54.6	89.7	86.7	60.4
Quite friendly	25.1	..	6.7	21.5
Just acquainted	13.7	6.9	6.7	12.5
Don't know	6.6	3.4	..	5.6
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

It is surprising that the percentage of wives being intimate with their next door neighbours does not differ materially from the percentage of heads.

Table F. 2.36 gives the satisfaction or dissatisfaction of respondents with regard to certain neighbourhood facilities.

**Table F. 2.36: Satisfaction with neighbourhood characteristics**

	Satisfied				Dissatisfied				Indifferent				Don't know			
	Study groups				Study groups				Study groups				Study groups			
	1	2	3	Total	1	2	3	Total	1	2	3	Total	1	2	3	Total
Schools	63.0	31.3	61.0	59.6	10.4	4.8	1.8	8.9	12.4	33.7	24.0	16.0	14.2	30.1	13.2	15.5
Parks and Play ground	68.8	30.1	63.0	64.0	11.3	..	1.7	9.0	9.5	32.5	22.1	13.3	10.7	37.3	13.2	13.7
Medical facilities	89.5	83.1	96.3	89.7	7.3	2.4	1.8	6.1	1.4	9.6	1.8	2.9	1.8	4.8	..	1.9
Shopping facilities	97.4	88.0	79.6	94.3	1.8	..	..	1.4	0.6	12.0	20.4	4.1	0.2	..	..	0.2
Public transportation	85.8	79.5	68.5	83.1	9.3	1.2	..	7.8	4.0	18.1	31.5	8.7	0.4	1.2	..	0.4
Sanitation	61.9	68.7	20.4	57.6	37.5	19.3	75.9	39.3	0.2	12.0	3.7	2.8	0.4	..	..	0.3
Quietness	80.8	69.9	76.0	79.1	18.4	6.0	14.6	16.7	0.8	24.1	9.4	4.2	..	..	..	..

The overwhelming satisfaction responses to practically all the neighbourhood characteristics certainly indicates that these are acceptable to those living in the area. On the whole, the degree of satisfaction with these items is fairly high except with sanitation, where the dissatisfaction percentage is 40.5% of the total.

Table F. 2.37 gives the feelings of the respondents regarding the dwelling they live in. This question was asked only from the residents of study groups 2 and 3, since it was felt that the households of study group 1 live in houses which are sound and in physically good condition.

**Table F. 2.37: Feeling about the house (study groups 2 and 3)**

Feelings	Study groups		Total
	2	3	
Absolutely satisfactory	34.9	5.6	18.9
Needs a few repairs	6.0	7.4	6.7
Needs big repairs	14.5	18.5	16.7
Should be torn down	22.9	68.5	47.7
Don't know	21.7	..	10.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

A significant percentage of respondents indicated that these houses should be tom down—of which 22.9% were of study group 2 and 68.5% of study group 3. But on the other hand, it is also surprising to note that 34.9% of the respondents of study group 2 said that they live in

absolutely satisfactory dwelling.

#### Multiple Index :

A multiple index of living conditions has been constructed for Daryaganj. The multiple index indicates the relative positions of the different study units with respect

to the living conditions, economic position and amenities provided to the inhabitants therein. Seven factors have been taken into account for the construction of the index. These seven factors were chosen because their absence negates the basic requirements of urban existence.

They are : percentage of households living in temporary structure : percentage of households with less than Rs. 100 as monthly income, average number of persons per living room, absence of latrine, absence of water, absence of electricity and absence of kitchen.

The base is the figures for Old Delhi (1956-58) obtained from the Greater Delhi Survey of the Delhi School of Economics. In the case of households without water facilities, the Greater Delhi Survey had figures only for two parts instead of three into which they had divided

the old city. It has been assumed that the figures for these two parts of the city hold good for the entire city. For the other six factors, the figures were available for the whole of the old city.

The multiple index is obtained by taking a simple arithmetic mean of the seven figures corresponding to the seven factors mentioned above. Since no objective criteria have been found for giving weights, weighting has been abandoned in the final calculation of the multiple index for the present.

**Table F.2.38: Multiple Index**

Factors	Daryaganj	Index	Base
Percentage of households with income less than Rs. 100	27.4	64	42
Percentage of households living in temporary structures	10.2	102	10
Average number of persons per living room	2.3	68	3.4
Percentage of households without water	23.7	56	42
Percentage of households without latrine	27.3	105	26
Percentage of households without electricity	28.1	49	57
Percentage of households without courtyard	38.2	62	62
MULTIPLE INDEX	..	72	..

A study unit having an index of 125 or more has been taken as a clearance area; a study unit having an index between 75 and 124 has been taken as a rehabilitation area,

and a study unit having an index below 75 has been taken as a conservation area. Since the multiple index of Daryaganj is 72, it has been identified as a conservation area.

# GLOSSARY

Age	The actual age in completed years on the last birthday.
Bathroom	Separate enclosure used only for bathing.
Casual Employment	Occasional, not continuous.
College (Standard of education)	F.A., B.A., M.A., etc.
Courtyard	Open space with no roof, but enclosed on all sides by a wall or a fence.
Divorced	Legally separated.
Dwelling Unit	A structure or a portion thereof occupied by a household.
Earner	One who is engaged in a gainful economic activity.
Employer	One who employs five or more persons
Head	The eldest earning male member staying with the household. In case there is no adult earning male member, the eldest adult non-earning male member is considered the head. If there is no adult male member, the eldest female earning or non-earning member is considered the head.
Higher Secondary (Standard of Education)	Classes IX to XI.
House	A person or group of persons who live together and take their food from the same kitchen.
Illiterate	One who does not know how to read and write any script.
Industry (or livelihood class)	That branch of economic activity in which the earner is engaged in producing either goods or services.
Intermediate Castes	Includes castes not covered by Upper and Lower castes.
Joint Household	This includes husband, wife, children (both married and unmarried), parents and other relatives
Katcha Structure	Mud walls, mud floor, mud, thatched, or tinned roof.
Kitchen	Separate room used for cooking and may be for dining also.
Latrine	Separate enclosure used for defecation.
Lower Castes	Scheduled castes.
Main Occupation	The occupation which gives the maximum annual return.

Middle (Standard of education)	Classes VI to VIII
Migration	This refers to migratory status of a person.
Mixed structure	A structure having some characteristics of katcha and some of pucca houses.
Natural Household	This consists of husband wife and unmarried children.
Occupation	Name of the function which an earner performs by engaging himself in a particular branch of gainful economic activity which is his industry.
Other Organisation	Foreign Embassies or any other employer not covered by public and private organisations
Pre-Primary (Standard of education)	Nursery and Kinder Garten
Primary (Standard of education)	Classes I to V.
Professional (Standard of education)	Degree in any professional course e.g. M.B.B.S., B.Ed., etc.
Private Organization	Firms or individual employers.
Public Organisation	Government or semi-government offices and local bodies.
Pucca Structure	Brick wall, brick or cement floor and brick or stone roof.
Rent of House	This does not include payment made for water, electricity or furniture.
Self-Employed	One who operates business either by him? self or by employing less than 5 persons.
Separated (marital status)	Husband and wife living separately due to estranged relations.
Technical (Standard of education)	Short-term course or diploma in any technical subject,
Temporary Employment	Continuous but not permanent.
Temporary Structure	Same as Katcha structure
Unpaid Family Worker	A person working without pay in any economic enterprise operated by any member of the household
Upper Castes	Brahmins, Vaish, Khatri, Jat, Thakur and Kayasthya.
Verandah	A projection from the main room; having a roof and open on one; or more sides
Widowed	This refers to both males and females

# SHADIPUR, KHAMPUR AND SOUTH PATEL NAGAR

### Objective:

The report presents the development plan of Ranjit Nagar, Shadipur, Khampur and South Patel Nagar. This is one of the proto-types of new relocation areas selected by this section to form a link in the urban renewal chain of development and redevelopment.

There were several reasons why Ranjit Nagar, Shadipur, Khampur, and South Patel Nagar were selected for formulating a scheme of urban renewal. Firstly, the cost of land here being cheaper than in the other parts of Old Delhi, acquisition of land would cost less. Secondly, good transport links and nearness to the city, which provides the bulk of urban employment, are other factors which commend the choice of this site. Thirdly, this site possesses vast open lands, which when developed will not only rehouse the people living there but also the people evicted from other areas as a part of clearance and rehabilitation operations. The latter would thus be rehoused within the urban renewal area. Moreover, it would be cheaper to link this area with water, sewerage and electricity connections than other farstretched outskirts, and hence its financial justification.

### The Redevelopment Plan:

The redevelopment of Ranjit Nagar, Shadipur, Khampur and South Patel Nagar was first contemplated by the erstwhile Delhi Improvement Trust, and accordingly a "Shadipur Town Expansion Scheme" was prepared. As a part of the scheme, good deal of construction took place in the area, but due to lack of comprehensive nature of the scheme, the structures sprawled all along, with no regard to densities, housing standards, civic amenities and community services. In the absence of codes and ordinances, unauthorised construction continued unabated, with the result that the area is sprawling mass of structures of varying shape, size and width. The services lines are inadequate to meet the demands of the people, and there is the least semblance of community facility.

The redevelopment plan has evolved after taking into consideration the principles and objectives of neighbourhood planning—the provision of a variety

of choices in housing accommodation for people with different income and professions, nearby work-centres, local shopping centres, schools, parks and community facilities, public utilities and services. This scheme, which is one of the relocation schemes in the chain of urban renewal, would be lined with Sarai Rohilla, the problems of which are almost identical with this proto-type.

For this redevelopment plan, the proposals relate to the total area of 218 acres as indicated in the Plan. This plan is thus a beginning, and not an end, of a long range comprehensive plan for the typical residential neighbourhoods. Out of this total of 218 acres, approximately 102 acres are built-up. 116 acres, which are open land, are available immediately for relocation, and the rest (except South Patel Nagar) has to be acquired.

The present estimated population of this area is 14,000 giving a gross density of 138 persons per acre. The redevelopment plan proposes to develop this area on a high density basis, which would give an average gross density of 200 persons per acre. This proposed density would accommodate 43,600 persons or 29,600 persons more than the present population.

A development scheme for an area of 116 acres has been prepared. This scheme provides for the acquisition and development of 116 acres near Ranjit Nagar-Khampur off Patel Road. The area after development is proposed to be used for the resettlement of households displaced as a result of clearance operations in the built-up area of Ranjit Nagar, Shadipur and Khampur, and also to be used to resettle squatters from Pusa Road and Amrit Kaur Puri areas. The scheme will make available developed plots for sale on no-profit-no-loss basis to slum dwellers, and there would be a certain percentage of plots for sale to lower middle and middle income groups. The area of about 21 acres will be set apart for construction of tenements for slum evictees, who are too poor to purchase plots and build houses for themselves. The preliminary estimate for the acquisition of the land amounts to Rs. 37.32 lakhs, at Rs. 6.6 per square yard, and development cost estimated to be Rs. 20.51 lakhs at Rs. 3.6 per square yard.

The following table gives the proposed land use :

**Table G. I: LAND USE TABLE**

Land use	Acres	Percentage
1. Residential	97.0	44.5
2. Schools	34.5	15.8
3. Neighbourhood parks	24.0	11.0
4. Shopping	8.0	3.7
5. Roads and streets	54.5	25.0
<b>TOTAL</b>	<b>218.0</b>	<b>100.0</b>

In this tentative plan, 44.5% of the area is under residential use, 15.8% under schools, 11.0% under parks and 3.7% under shopping. Rest falls under roads and streets.

The area is purely residential in character. The division of the area into South Patel Nagar, Ranjit Nagar, Shadipur and Khampur seems to have been made on purely administrative grounds. South Patel Nagar and Ranjit Nagar have been carved out of Shadipur village. The boundaries overlap and the residents are not sure to which part they belong, especially at the place between Shadipur and Khampur.

The area is 'growing'. There has been a tremendous increase in population and housing construction in recent years.

In South Patel Nagar the houses are mostly multi-roomed, well-built and recent constructions, where all the amenities and services exist. They may be termed as better class houses and they have been categorized in our physical survey as one of the types.

The houses in Ranjit Nagar are kacha as well as pucca. They are single-storeyed with fairly good court-yards and satisfactory circulation of light, air and ventilation. They have been substantially built within the last 10 years or so, and have general amenities, like dry latrines and hand-pumps. They have been marked as the second category of houses in our physical survey.

The houses in Shadipur and Khampur are usually one or two roomed-tenements with mud walls and thatched roofs, exhibiting a village-like character and haphazard growth. They have partial amenities. They have been kept under the third category of houses in our physical survey (clearance).

Under the fourth category of houses, are tin-sheds, huts and kacha houses, where no amenities exist. Enclosures of bamboos or tents or cattle sheds have been included in this category (clearance). A large number of unauthorised constructions have taken place, and continues unabated.

South Patel Nagar has all the civic amenities like sewerage electricity, and water supply. Ranjit Nagar, Shadipur and Khampur present a contrast. There is no arrangement for underground sewerage in Ranjit Nagar, Shadipur and Khampur. The drains are open and kuccha, running sometimes in the middle of the lanes, emitting bad smell, overflowing their banks, and helping to multiply the number of mosquitoes and flies. Small pools of stagnant sullage water are a common sight. This situation prevails even during the winter season, and during the rains the situation can well be imagined.

There are no private water taps in Ranjit Nagar, Shadipur and Khampur. Approximately 52% of the households draw water from hand-pumps, 22% from wells and 26% draw water from public hydrants. Shadipur and Khampur have a large number of wells due to their rural background. The sub-soil water level is hardly 10 feet deep and the water from wells is not free from contamination. All the wells are open. Electricity is available to only 37% of the houses. There are no public urinals or latrines. Nor do the houses have flush latrines. About 68% of the houses have dry latrines whereas the households living in the remaining 32% of the houses use open space for defecation.

The shopping facilities of the entire area are concentrated on Patel Road adjoining South Patel Nagar and at the main narrow approach land to Shadipur. For meeting their daily requirements the people have to utilise these shops. In the residential area, vegetable hawkers, shoe repairers, barbers and small merchandise dealers come to sell their products and services. There are a few scattered shops in the residential area selling food-grains, sweet-meats, etc.

There is one Sodium Silicate factory employing about 13 labourers. There are a few private dairies in the area which are supplying milk to the vicinity.

The area has four primary schools (usually called teaching shops) the services of which are limited to the children of parents who can afford relatively higher expenses. There are no facilities for higher education.

There are no public medical facilities in the area, though there are a few medical practitioners, homeopathic, allopathic, unani and ayurvedic.

### The people:

The enumeration of the Greater Delhi Surveys\* Section (1956-57) shows that there are 2,284 households, having a

\*The socio-economic data was obtained from the Greater Delhi Survey Section of the Delhi School of Economics.

population of 9,816 of which 5,416 are males, and 4,400 are females. The sex-ratio is 1:0.81 and the average size of the household is 4.29. Ranjit Nagar Shadipur and Khampur, where a large percentage of the area is blighted, has a greater sex disproportion (males out-number females) than South Patel Nagar. All the residents are Hindus. More than half the residents (52.5%) fall in the income group of Rs. 75 to 125 per month. Residents with an income below Rs. 75 per month comprise only 1.8%, 23.7% have an income between Rs. 125 and Rs. 175 and 13.8% between Rs. 175 and Rs.

250. There are a few households whose income is more than Rs. 250 per month (8.2%). And with an average family of 4.29 and the cost of living index in Delhi, the economic condition of the residents can easily be ascertained. Nearly 40% are employed in skilled occupations and 33.8% are in the service occupations (including subordinate services). It is very surprising that only 5.1% of the earners are employed in unskilled occupations. Rest are all distributed in different occupations.

# REDEVELOPMENT PLANS FOR KUCHA PATI RAM AND SUI WALAN

This report presents the redevelopment plans for Kucha Pati Ram and Sui Walan. Kucha Pati Ram and Sui Walan have been selected as proto-types to demonstrate the urban renewal process and their relationship in the chain of inter-connected set of development and redevelopment efforts.

The problems of Kucha Pati Ram (rehabilitation area) and Sui Walan (clearance area) vary, and so do the approaches. Kucha Pati Ram is partially blighted where the structures have deteriorated due to neglect of maintenance. A “conservative surgery plan” has been devised for this area which rests on minimum displacement of the present functional distribution of various land uses whereas a different approach is advocated for Sui Walan which is in dilapidated condition. So as to make the plan financially feasible, it is recommended to set up “small redevelopment units” within the encompass of the greater redevelopment plan for the area. It is expected that the different approaches put forward would find favour in their applicability.

The Delhi Ajmeri Gate slum clearance scheme, prepared by the then Delhi Improvement Trust and long over-due for implementation, forms part of Kucha Pati Ram and Sui Walan redevelopment schemes. Due to manifold reasons, the Delhi Ajmeri Gate scheme has been abandoned, and a revised comprehensive plan in this form is being presented.

## Introduction

The necessity to alleviate the slum conditions behind the city wall on the southern periphery—in Kucha Pati Ram and Sui Walan had long been felt. As early as in 1938, the Delhi Improvement Trust formulated a Delhi Ajmeri Gate slum clearance scheme for an area of 68.21 acres. The scheme area extended from Delhi Gate, Faiz Bazar Road to Ajmeri Gate—Ajmeri Gate Bazar Road—an area of about 1.1 miles in length, with a depth ranging from 490 to 580 feet from the site of old city wall.

The scheme aimed at outright acquisition of all areas identified as “slums” together with the acquisition of other

congested, insanitary and ill-arranged buildings. It further aimed at redevelopment of the area after demolishing the city wall, closing the city ditch, and making an elegant frontage facing New Delhi by a business-cum-residential centre. It envisaged the displacement of approximately 3,000 households or 22,000 persons.

This scheme was a clean sweep of everything behind the city wall, but on representations and objections, both from the erstwhile municipality and the people, the scheme was revised taking into consideration the broad classification of the existing buildings. Some good and substantial buildings scheduled for levy of betterment charges were left out, and some were left out after charging the abandonment charges and on the condition that the owners of the properties would be required to remodel their properties according to the new lay-out.

However, only a small portion of the Delhi Ajmeri Gate scheme was executed. The portion of the city wall between the Delhi Gate and Ajmeri Gate was demolished except the three gates. The city ditch was filled up and instead three covered barrel drains were provided which pass under the Asaf Ali Road. The site thus vacated all along the southern periphery of the scheme was thereafter developed by the erstwhile Delhi Improvement Trust for business-cum-residential purposes. Three to five storeyed buildings have come up all along the 60 feet Asaf Ali Road, parallel to the Ram Lila grounds. There are no parking spaces provided in the scheme with the result that the covered colonnades in the front of the buildings are blocked with cycles and even cars.

The scheme as formulated by the Delhi Improvement Trust was not comprehensive. The scheme envisaged the redevelopment of only the “slum units”, covering a total area of 68.21 acres, instead of comprehending the problem in its entirety. It was more a slum clearance scheme, rather than an urban renewal scheme.

The Delhi Ajmeri Gate slum clearance scheme was defective. The construction of three to five storeyed buildings on the southern periphery, in fact, aggravated the

already worse situation. Instead of the 27 feet high city wall, a 40 to 50 feet barricade of buildings today obstruct light and fresh air and tends to create a social and physical barrier between Old Delhi and New Delhi. The acquisition policy too left much to be desired. Besides, the scheme is more than two decades old. During this period, good buildings have deteriorated and bad ones have gone worse. The population of the area has increased manifold. Residences have been combined with shops, industries, dairies and manufacturing work units. The socio-economic aspects as visualised twenty years ago have undergone a vast change, and the present day needs have to be assessed on the basis of the fresh socio-economic studies.

The Delhi Ajmeri Gate scheme now has been enlarged so as to encompass Kucha Pati Ram (61.8 acres) and Sui Walan (48.4 acres) spread over an area of 11.02 acres. The Delhi Ajmeri Gate slum clearance scheme forms a part of the comprehensive plan for Kucha Pati Ram and Sui Walan. This plan envisages a positive programme of action for achieving better living conditions, by integrating new growth comprehensive planning and re-construction.

The identification of areas into clearance, rehabilitation and conservation is the first step towards

the preparation of redevelopment plans. This is essential since different type of areas demand different approaches. Consequent to this pre-requisite, a multiple index was prepared to know the relative positions of the different areas with respect to living conditions, economic position and amenities provided to the inhabitants therein.

Seven factors have been taken into account for the construction of the index. These seven factors were chosen because their absence negates the basic requirements of urban existence. They are, percentage of households with less than Rs. 100 as monthly income, percentage of households living in temporary structures, absence of water, latrine, electricity, and kitchen, average number of persons per living room.

The base is the figures for Old Delhi obtained from the Greater Delhi survey of the Delhi School of Economics. The multiple index is obtained by taking a simple arithmetic mean of the seven figures corresponding to the seven factors mentioned above. A study unit having an index of 125 and more has been taken as a clearance area, a study unit having an index, between 75 and 125 has been taken as a rehabilitation area, and, a study unit having an index below 75 has been taken as a conservation area.

**Table H. 1:0 : Multiple Index Kucha Pati Ram and Sui Walan**

Items	Kucha Pati Ram		Sui walan		Base
	Percentage	Index	Percentage	Index	
1. Percentage of house.holds with less than Rs. 100	42	100	47	112	42
2. Percentage of house-holds living in temporary structures	17	170	40	400	10
3. Percentage of house-holds without water	43	102	54	129	42
4. Percentage of house-holds without latrine	21	81	12	46	26
5. Percentage of house-holds without electricity	54	95	63	111	57
6. Percentage of house-holds without kitchen	66	106	67	108	62
7. Average number of persons per living room	3.7	109	4.3	126	34
Multiple index		109		147	

In preparing the index, one important variable that could not be taken into account is the condition of the house for the reason that the base figure was not available. However, even if this variable is studied separately, the identification is the same. Taking, for example, in Kucha Pati Ram, only 4.3 per cent of the houses were assessed to be in good condition, 61 per cent in fair condition, and 34.7 per cent in bad condition. In Sui Walan which has been identified as a clearance area, only 0.2 per cent of the houses are in good condition, 2.2 per cent in fair condition and 97.6 per cent in bad condition.

The report is presented in two parts ; Part A containing the redevelopment plan and social data of Kucha Pati Ram,

and Part B containing the development plan and social data of Sui Walan. An appendix giving an account of evacuee properties, scheduled for betterment charges, properties already acquired or being acquired is also enclosed. The social profile as presented in the report is based upon two inter-related enquiries : (i) socio-economic and housing survey; (ii) neighbourhood survey. In the socio-economic and housing survey, the unit of study was the household, and the technique used for collecting such information was the schedule. In the neighbourhood studies, the techniques used were group discussions unstructured interviews and systematic observational studies. In this report, the social data are given in a summary form.

## Kucha Pati Ram :

### The Redevelopment Plan:

The object of a redevelopment plan is to formulate a scheme which envisages the development of an area into a healthy,, attractive and organic environment. This report is a sequel to this objective. The plan strives the development of Kucha Pati Ram into a residential urban unit with minimum changes, in the existing physical and social set-up.

Kucha Pati Ram is a rehabilitation area as established by the Multiple Index. This is an area which can be restored into a healthy residential neighbourhood by processes of modernization and repairs. The area needs minor reconstruction and redevelopment, and the plan rests on minimum displacement of the present functional distribution of various land uses.

Any plan must inevitably be a compromise between the “Socially desirable” and the “economically possible”. Socially desirable it can only be, when the present organic set-up of the community is not thwarted by the suggested changes in the plan. The plan has to be financially feasible, and must not be such as implying financial costs of huge dimensions. This fact is particularly important in preparing the redevelopment plan for this area, and this for two reasons :

- (i) the average income of a household is only Rs. 170.6, and thus their rent-paying capacity is equally low; and
- (ii) the owner occupied houses account for only 19 per cent.

That being so, it is not possible to approach the problem from the viewpoint of organised large-scale redevelopment: obviously the organised redevelopment would require huge financial resources, which neither the community is able to afford nor the Government. People cannot be taxed to the extent of financing the plan, and similarly the government cannot be expected to subsidize the project substantially.

Keeping in view the above factors, the plan that has been prepared for Kucha Pati Ram is the “conservative surgery plan”. This is a plan which is financially feasible and moderate enough to be realisable. Furthermore, it causes least disturbance in the prevailing social order of the community.

The conservative surgery plan strives at economy in redevelopment by minimum demolition, minimum

roads and widenings, and minimum ownership changes. It implies the following :

- (i) removal of physical conditions that tend to cause deterioration, i.e., those buildings that are deteriorated beyond the practical possibility of rehabilitation by repair or modernization. The demolition of such structures is justified on the ground that their continuation acts like a cancerous growth and spreads further decay;
- (ii) removal of inharmonious use of land or buildings having a deleterious effect on the appropriate uses of land or buildings. The weeding out of obnoxious trade is essential in order to create a healthy residential environment. Presently there are various types of trades carried on in this area which have a rural character;
- (iii) diversion of flow of traffic to service roads from service lanes in order to avoid traffic congestion;
- (iv) provision of chowks to provide enough protection to the constant interests of family and kindred.

### Proposed Land Use:

The redevelopment plan of Kucha Pati Ram comprising of 67.42 acres has the following boundaries :

**East:** Bazar Turkman Gate.

**West:** Bazar Ajmeri Gate.

**North :** Bazar Sita Ram.

**South :** Service road at the back of commercial centre of Asaf Ail Road.

The following is the proposed land use :

**Table H. 2:0 : Proposed land use for Kucha Pati Ram**

Land use categories	Acres	Percentage
Residential	27.52	40.9
Commercial	14.40	21.3
Schools : Primary	3.40	5.0
Higher Secondary	4.70	6.9
Parking	2.39	3.6
Chowks and open spaces .	5.45	8.1
Main Roads	6.75	10.0
Services lanes	2.81	4.2
<b>TOTAL</b>	<b>67.42</b>	<b>100.0</b>

### Residential:

The present population of Kucha Pati Ram is

approximately 39,500, giving a gross density of 636 persons per acre. In the redevelopment, however, it has been made possible to rehouse only 16,000 persons, on a proposed gross density of 300 persons per acre. (Population to be rehoused calculation on 53.02 acres, i.e., the total area excluding the area under commercial land use). The relocation of surplus population is planned as follows :

- |   |        |
|---|--------|
| (i) Approximate population to be shifted to urban villages .  | 8,000  |
| (ii) Approximate population to be shifted to new relocation areas like Sarai Rohilla and Mata Sundri Road . | 15,000 |

The population (20 per cent of the total) which is proposed to be shifted to urban villages primarily engage themselves in trades which can be carried advantageously in villages. The remaining surplus population are to be rehabilitated in new relocation areas like Sarai Rohilla and Mata Sundri Road.

Attempt has been made in the proposed plan to retain good and substantial buildings, but in widening of the new lanes, in designing chowks, and in providing community facilities, some of the buildings in fair and good condition have been demolished. All structures in dilapidated condition (34.7 per cent) have been demolished.

### COMMERCIAL :

Commercial area, accounting for 21.3 per cent of the total have been proposed along the eastern and western peripheries of this neighbourhood, i.e., along Ajmeri Gate Road and Turkman Gate, which will consist of business offices, and bigger shops; in fact, it would be a district commercial area. Beyond the southern boundary, a multi-storeyed commercial centre is already existing. On Bazar Sita Ram end, shops are existing on the peripheries. The neighbourhood shopping centres have been created around the recreational chowks, to make the chowks lively. The shops would be situated mainly on the ground floors.

### Schools:

Schooling facilities have been planned for approximately 3,500 students, calculated on the basis of 11 per cent (1,600) of the total population in primary standard, and 19 per cent (1,900) in higher secondary standard. The enrolment is expected to be 90 per cent of the total students. Assuming 500 students in a primary school and 1,000 in a higher secondary school, the school requirements work out as follows .

- |  |   |
|--|---|
| (i) Primary schools @ 500 students per school            | 3 |
| (ii) Higher secondary school @ 1,000 students per school | 2 |

The total area under primary schools as proposed in the plan is 3.40 acres and 4.70 acres under higher secondary schools. Though somewhat smaller is the area under these schools, it is expected that it would not hamper the environment.

### Chowks and open spaces:

Here and there, some chowks have been introduced at the junctions of the lanes within the neighbourhood around the religious buildings. There are seven such chowks, occupying an area of 5.45 acres. The places are the following :

- (i) Kucha Pati Ram.
- (ii) Kunde Walan.
- (iii) Mohalla Imli.
- (iv) Gali Chowk Shah Mubarak.
- (v) Gali Beri Wali.
- (vi) Gali Arya Samaj.
- (vii) Borey Walan.

Chowks are protected from encroachment as they are around the religious monuments, and trees have been planted. They serve as children's play-lots, act as informal meeting places, reinforce neighbourliness and foster social harmonization. They are the focal points. They provide enough protection to the constant interests of family and kindred, and they foster neighbourliness and provide escape from a dreary feature of isolation, which is fast occupying a place in today's urbanized society. The provision of chowks turns out to be the best method to provide passive recreation, from every other respect—the aesthetic and the homely, the civic and the historic. In this plan, the old lanes have been widened here and there into homely little chowks, opening now and then into pleasant squares. The spaces have been slightly extended by clearing the sites of all fallen buildings and planting trees to protect enlarged spaces against future encroachment. Furthermore, they have been created to reduce congestion. It was felt that congestion can only be reduced by providing such chowks, and by not providing new thoroughfares. In fact, the new thoroughfares have been discouraged in the plan since they destroy the prevailing social character. At the same time, they have been so placed that they are instrumental in renewing the value of social life.

### PARKING SPACE :

Similarly, parking spaces have been provided to serve the need of the neighbourhood. Two parking spaces have been developed on the southern periphery, so that it can be of use to the commercial centre of Asaf Ali Road (Shiv Temple and Luxmi Insurance Company). The other places which have been developed into parking spaces are :

- (i) Near the Kundewalan Road.
- (ii) Outside Kucha Pati Ram.
- (iii) Near Arya Samaj Road in Sita Ram Bazaar.

They are evenly distributed, cover 2.39 acres, and are equidistant from the peripheries of the neighbourhood.

### ROADS:

The plan has been so designed as to keep the alignment

of the existing roads and lanes intact; of course, making them somewhat regular and of uniform width wherever possible so that the service lines passing through them are least disturbed. The approach to the retained houses remains the same. The neighbourhood traffic has been organised on the loop streets of 45 feet width with one way traffic. The right of way of the lanes varies from 15 feet to 25 feet accordingly as it could be adjusted. One 45 feet wide road is proposed to be driven out towards the Ajmeri Gate site connecting the Kundewalan lane with the Asaf Ali Road. The service road behind the existing multi-storeyed commercial blocks on Asaf Ali Road has been made of 60 feet with 2 spacious parking places to the north of this road one near the Chowk Shah Mubarak lane and other near Anguri Ghatta. One more new road having 60 feet right of way has been provided in from the Luxmi Insurance building connecting the Asaf Ali Road with Bazaar Sita Ram opposite to Sarak R. B. Pandit Prem Narain.

The existing Turkman road is proposed to be widened to 60 feet right of way and bottle-neck curve near about the Bulbuli Khana lane has been closed. A 'T' junction of this road is provided with first road behind the Kalan Masjid.

### **SOCIAL PROFILE—THE AREA :**

Kucha Pati Ram, with a population of approximately 39,500 persons and spread over an area of 61.8 acres, is a predominantly residential area, except for the scattered manufacturing and commercial units. This is bounded by the road behind Asaf Ali Road, Bazar Ajmeri Gate and Bazaar Sita Ram. The gross density of 636 persons per acre is a clear indication of acute congestion. The whole area is a sprawling mass of structures of varying size, shape or construction, crisscrossed by a street pattern which is confusing and irregular. There are about 10 katras, inhabited by people of lower castes, and by people engaged in occupations which are considered low in the social strata of the society. Besides these katras, there are about 60 temporary structures, scattered all over the area. Obnoxious trades like pottery and slaughtering of cattle are carried on in the residential units.

Housing is antique and disorderly. Non-residential use is quite widespread, in as much as 30.8 per cent of the total structures are exclusively non-residential. Even in residential houses, there is often a non-residential use. Approximately 28 per cent of the total structures have shops. Most of the houses are two storeyed or more (77.0 per cent). The presence of 23 per cent single-storeyed houses in this area might raise the question whether a more equitable distribution of density could be achieved by building up. The average monthly rental value of a structure is Rs. 35 : 28 : only 17.5 per cent of the houses have a rental value of more than Rs. 60.00. Owner-occupied houses comprise only 19 per cent of the total, which is an indication that the business motive predominates in housing industry. Obviously the owner cannot be expected to be interested in improving a house he does not live in and the rate of depreciation and obsolescence assumes high proportions.

Basic civic amenities in this area are grossly inadequate to meet the needs of the people. There are no private water arrangements for 43.3 per cent of the house-holds, no defecation arrangements for 20.7 per cent, and no electricity for 53.8 per cent. Sanitary regulations are neglected and encroachments and overbuildings are prevalent.

Shops exist in plenty, but the distribution of shops reflects the unplanned haphazard growth of the area. There are approximately 12 shops per 1,000 persons or 82 persons per shop. The ratio of food shops to non-food shops is 1: 1.4. Educational facilities are grossly neglected in the sense that they are far below the minimum standards laid down by the Town Planning Organisation. They are not an integral part of this neighbourhood, and do not foster social harmonization.

### **THE PEOPLE :**

The total number of households living in Kucha Pati Ram is 7,020, having a population of approximately 39,312 persons.

Roughly one-sixth of the total population are in the age group 0-4 years, 36.4 per cent are in the age group 5-19 years which may be regarded as the student population, almost the same percentage are in the age group 20-50 years, and 8.3% are in the age group of 55 years and above. Males and females are divided in the ratio of 1:0:9.

Almost all the married males and females are above the age of 25 years. There is an insignificant percentage of unmarried males and females above the age of 30 years, indicating sacramental attachment to the institution of marriage.

4.9 per cent of the households have one member, 46.8 per cent have between 2 and 5 members, and the rest constituting 48.2 per cent have 6 or more members. The average size of a household is 5:6. Such a low percentage of unimember households is due to the fact that they are old residents of Delhi. Almost all the unimember households are above the age of 20 years.

The area is predominantly inhabited by Hindus, most of them belonging to upper castes. The lower caste Hindus (19.1 per cent) live in clusters and have stronger group solidarity than the upper caste Hindus or other community groups.

Only 22.4 per cent of the total population are students, and most of them (96.0 per cent) are in school standard. It is significant to note that 68.5 per cent of the students traverse less than half a mile for reaching the educational institutions. The average distance of school from residence is only 0.7 mile.

The percentage of illiteracy is as high as 49.0 per cent amongst non-students (excluding 0-4 years age group). However, the percentage of illiteracy is as high as 63.8 per cent amongst females as compared to 35 per cent amongst males. Those who have studied beyond the school education

constitute a very small percentage (4.6 per cent).

There are 1.3 earners per household. The occupational distribution shows that 2.8 per cent are in managerial, administrative and executive occupations, 6.0 per cent in professional and technical occupations, 4.3 per cent in subordinate administrative or executive occupations, 11.2 per cent in ministerial, 37.1 per cent in sales and related, 35.4 per cent in subordinate technical, and 3.2 per cent in service occupations.

Of the total earners, 53 per cent are employees, 38.6 per cent are self-employed, 7.3 per cent are unpaid family workers, and only a negligible percentage (1.1 per cent) are employers. 21.5 per cent of the total employees are casually employed, in the sense that their occupation is insecure and unstable.

Roughly two-fifths of the households have an income below Rs. 100. The average household monthly income is Rs. 170.6 for a family of 5.6 members. The average income of an earner is Rs. 131.0. There is a positive correlation between the number of earners and household income (.574). Roughly 10 per cent of the households have other sources of income.

For 10.5 per cent of the earners, the distance of place of work is nil since they work at home, for 29.0 per cent of the earners it is less than a mile, for 15.2 per cent it is between 1 and 2 miles, for 16.5 per cent it is between 2 and 4 miles, and only for 7.3 per cent it is more than 4 miles. The distance is variable for 21.5 per cent of the earners, in the sense that their occupations take them from place to place. The average distance of place of work 1.7 miles; and the average time taken in traversing this distance is 22.3 minutes.

82.9 per cent of the households are living in pucca structures, 24.3 per cent of the households live in self-owned houses. According to the land use survey, 4.3 per cent of the houses were assessed to be in good condition, 61 per cent in fair condition and 34.7 per cent in bad condition.

The average number of living rooms per household is 1.5, while the average number of persons are living room is 3.7, indicating acute congestion. Majority of the households (63 per cent) are living in single room tenements. There is a positive correlation between the size of household and number of living rooms. The average rent paid by a household is Rs. 12.5, which is 7.3 per cent of the average household income. There is a high degree of positive correlation between the monthly household income and monthly rent paid.

Most of the households do not have kitchen, verandah or bathroom, and even those who have, are sharing these facilities with other households.

It is significant to note that 28.3 per cent of the respondents are of the opinion that their dwelling units, though basically alright, need big repairs. 18.8 per cent of them said that their dwellings are so bad that they should be torn down. But the feelings towards the house do not seem

to have any association with willingness to move. Similarly, even those living in kaccha structures at present expressed their unwillingness to move. The reasons which they advance for not moving are nearness to place of work, attachment with the area, own house and other similar reasons. Most of the households who are willing to move have given their preference for the same income group.

## SUI WALAN:

### THE REDEVELOPMENT PLAN :

The object of a redevelopment plan is to formulate a scheme which envisages the development of an area into a healthy, efficiently, attractive and organic environment. This report is a sequel to this objective. The plan strives the development of Sui Walan into a residential urban unit involving minimum disturbance in the present services and street pattern and focussing attention on primary human need.

Sui Walan is a clearance area as established by the Multiple Index. The three significant findings that figure importantly in the preparation of the redevelopment plan of Sui Walan are :

- (i) the dilapidated and disorderly housing conditions in the area. The land use survey conducted in Sui Walan shows that 97.6 per cent of the total structures are in bad condition, 2.2 per cent in fair condition, and a negligible percentage (0.2 per cent) in good condition. This obviously necessitates overall reconstruction.
- (ii) the area is mostly inhabited by people of low economic status as is evident from the average monthly household income, which is only Rs. 150.8. The households having a monthly income of less than Rs. 100 constitute roughly 50 per cent. With such low incomes and thence low rent-paying capacities, the residents cannot be expected to pay even the social rent, what to talk of economic rent. This necessitates a modest housing scheme, which focusses attention on primary human needs.
- (iii) nearness to the place of work. The average distance of place of work is 1.4 miles, with as many as 55 per cent of the earners traversing less than one mile. In spite of the fact that the present inhabitants are incapacitated to pay the economic rent of the dwelling and the high land values, the people will have to be rehabilitated at the same site because of nearness to the place of work. Any relocation scheme of these people envisaging their rehabilitation far from the present site would result in dislocation of their livelihood sources, thereby vitiating the very purpose of the plan. This factor shall count upon significantly also in earmarking the relocation places for the surplus population.

The plan is a synthesis of the conclusions reached, namely: the overall reconstruction of the area; rehabilitation of the people presently living; and the reconstruction finances

not from “within”, but from outside.

The plan envisages the setting up of “small redevelopment units” within the scope of the “Greater Plan for the area.” The setting up of small redevelopment units is significant for the following reasons :

- (i) it does not disturb the existing service and street pattern. The non-interference in the present layout helps in maintaining the community organic order, and also in lessening the redevelopment cost.
- (ii) it is easier to finance housing in small lots than the reconstruction of the area as a whole, for which finances may not be forthcoming from any one quarter. Even for the financing the development of “smaller units”, enough inducements shall have to be given to private property owners or the cooperative societies. This may be beset with some practical difficulties, which can be overcome only by granting at least 50 per cent government subsidy.

### PROPOSED LAND USE:

The redevelopment plan of Sui Walan comprising of 44.7 acres has the following boundaries :

**East:** Delhi Gate.

**West:** Chitli Qabar Bazar connecting with Bazar Turkman Gate.

**North:** Chitli Qabar Road.

**South:** Service Road behind Delite Cinema. The following is the proposed land use:

**Table H. 3:0 : Proposed land use for Sui Walan**

Land use categories	Acres	Percentage
Residential	29.5	65.9
Commercial	2.9	6.5
Schools : Primary	2.3	5.2
Higher Secondary	3.4	7.6
Parking and chowks	2.2	4.9
Services lanes	4.4	9.9
<b>TOTAL</b>	<b>44.7</b>	<b>100.0</b>

D.A.G. scheme area is 28.48 acres in Sui Walan.

### RESIDENTIAL :

The present population of Sui Walan is approximately 23,500, giving a gross density of 485 persons per acre. In the redevelopment plan, however, it has been made possible to rehouse only 13,500 persons, on a proposed gross density of 300 persons per acre. The relocation of surplus population is planned as follows :

- (i) Approximate population to be shifted to urban villages . 4,700

- (ii) Approximate population to be shifted to new relocation areas — MataSunderi area Redevelopment scheme 5,300

The population (20 per cent of the total) which is proposed to be shifted to urban villages primarily engage themselves in trades which can be carried on advantageously in villages. The remaining surplus population is to be relocated in new relocation areas— Mata Sundari Road in this specific case.

Thus the whole neighbourhood consists of small residential units measuring two to four acres each. The internal small lanes have not yet been touched and the units remain sealed up by the roads around them.

### SCHOOLS :

Schooling facilities have been planned for approximately 2,900 students, calculated on the basis of 11 per cent of the total population in primary standard, and 13 per cent in higher secondary standard. The enrolment is expected to be 90 per cent of the total students. Assuming 500 students in a primary school and 1,000 in a higher secondary school, the school requirements work out as follows :

- (i) Primary school @ 500 students per school . . . . . 3
- (ii) Higher secondary school @ 1,000 students per school . . . . . 1

The total area under primary schools as proposed in the plan is 2.9 acres, and 2.3 acres under higher secondary schools. Though the area under these schools is somewhat deficient, it is expected that it would not hamper the environment. Few of the students of higher secondary grade would be going to the adjacent neighbourhood.

One primary school site is near Gali Dakotan, and the other is located in Chatta Lai Mian on the same road to the north of this school. High school is proposed to be located on the site of Chandni Mahal, Rang Mahal and Sheesh Mahal.

### SHOPPING AND COMMERCIAL AREAS :

No separate shopping or commercial areas have been provided within the neighbourhood. However, the shopping on the peripheries of this neighbourhood have been maintained and they serve to the needs of this neighbourhood.

### OPEN SPACES AND CHOWKS :

Here and there some chowks have been introduced at the junction of the lanes within the neighbourhood around the religious or protected buildings. Chowks are protected from encroachment as they are around the religious monuments. They serve as children’s play-lots and informal meeting places.

Similarly, parking spaces have been provided to serve the need of the neighbourhood.

### THE ROAD PATTERN :

The existing road pattern and road alignment have been maintained. Alterations in the road pattern have been made to make the turning in the road through and easy. Most of the roads have been made regular and of uniform width. At the road junctions wherever there are religious buildings, some chowks have been opened up around them for serving as play-lots for the young children. About ten parking places have been proposed all along the periphery of this neighbourhood. The width of the link road connecting Turkman Road and Chitli Qabar Road has been proposed to be 45 feet wide. Ganj Mir Khan Road has also been made 45 feet wide. The service road behind the Delite Cinema which has hitherto been about 30 feet wide is now proposed to be widened to 60 feet.

### SOCIAL PROFILE—the area :

Sui Walan study unit bounded by the Old Asaf Ali Road, Delhi Gate Bazar which later meets Chitli Qabar Bazar, and Chitli Qabar Road, has a distinct triangular shape. Chitli Qabar Road and Delhi Gate Bazar Road are flanked by buildings on both sides, the ground floors of which are almost entirely occupied by shops or commercial godowns, and the subsequent floors by residences. The Old Zer-a-Fasil is very quiet due to the fact that it is the rear part of Asaf Ali Road.

Sui Walan measures 48.4 acres. Its present population is approximately 23,500, giving a gross residential density of 485 persons per acre.

The housing is antique and disorderly. It reflects a haphazard and confused growth. Most of the structures are built in cul-de-sac design, and there is the least semblance of any functional distribution of land. 26.5 per cent of the total houses are non-residential in use. Even in Residential houses, there is often a non-residential use. This area has only 4.6 per cent of the total houses which have more than two storeys, and thus the congestion is still more felt. The area as such has outlived its-life, and is very much blighted as is evident from the low rentals of the structures. The average rental value per structure is only Rs. 23.35, which is the lowest for any study unit in Walled City area. Only 13.4 per cent of the total houses have a rental value of more than Rs. 40. There are 19 katras and 10 bastis in Sui Walan. They not only present an ugly site, but accentuate insanitary condition in the area. A land use survey conducted into the condition of structures showed that 97.6 per cent of the structures are in bad condition, 2.2 per cent in fair condition, and a negligible percentage (0.2 per cent) of structures in good condition. This clearly establishes the fact that Sui Walan is a clearance area, and needs reconstruction and redevelopment.

The basic civic amenities are grossly inadequate and their ill-maintenance has further aggravated the problem. This can be gauged by the fact that only 53.8 per cent (2,075) of the total households (3,842) have private water connections. The rest take recourse to 34 public hydrants which itself is an indication of acute pressure on taps. Though the percentage of households (12.1 per cent) devoid of latrines is not high, the existing facilities are highly unsatisfactory. The use of drains and even streets for passing night soil is not uncommon here. The electrification of streets and roads is not adequate.

Besides the numerous scattered shops on the roads, streets and lanes, there are two regular shopping centres, though they are neither compact nor geographically distinct. Due to absence of geographically distinct shopping centre, the localised character of shops is automatically lost.

The area is very much deficient in schooling facilities, as the only two schools that exist in Sui Walan fail to cope with the needs of the area. There are no recreational facilities. Community organisations do not have a stronghold in this area. Bharat Sewak Samaj has opened a “Raain Basera” a night shelter, a unique type of organisation engaged in multifarious activities. Among the major functions of Raain Basera, the important are the upliftment of the slum dwellers, slum clearing operations, providing night shelter to orphans, arranging adult education classes, and vocational training in crafts etc.

### The people :

The total number of households living in Sui Walan is 3,842, having a population of 23,436.

The age and sex distribution of population shows that 16.3 per cent of the total population are in the age group of 0-4 years, 37.5 per cent in the age group 5-19 years, almost the same percentage are in age group 20-54 years, and 8.5 per cent are above 55 years of age.

There are 897 females to every 1,000 males. However, there does not seem to be much sex disparity in any of the age groups.

Marriage is a universal phenomena. The absence of cases of divorce and separation indicates a sacramental attachment to the institution of marriage.

The area is largely inhabited by old residents of Delhi, and this fact accounts for a very low percentage of uni-member households. The percentage of households comprising of 6 and more members is as high as 57:2. This is partly due to large number of joint families, their percentage being 41.1 per cent in the total. The average size of a household is 6.1, which is also very much higher than the average household size of Urban Delhi.

Almost all the married males are living with their wives. Sons have a larger proportion in the population, indicating future potential increase.

The religion for 58.3 per cent is Hinduism, and Islam for 36.5 per cent. The area was predominantly Muslim before partition. The percentage of lower caste Hindus is rather high, being approximately 36 per cent.

Only 21 per cent of the total population (excluding 0-4 years) are students, and roughly 58 per cent of them are in the primary standard. Very few students are in higher classes, either because the education is costly or its importance is still discounted. The ratio of male students to female is 1:0.6.

The percentage of illiteracy (among non-students) is very high, being 62.9 per cent; it is still higher amongst females. Only 2.9 per cent of the non-student population have had their education beyond the higher secondary standard.

The period of stay of heads in Delhi and in present house is fairly long, and indicates attachment with the area.

There are 1.6 earners per household. Of the total earners, 40.5 per cent are self-employed, having their own workshop or business enterprise. There are no employers, and even the percentage of unpaid family workers is low. The households having self-employed earners would pose a problem, since any population redistribution would result to a certain extent in dislocation of their livelihood.

The predominant occupations, followed in the area are subordinate technical occupations, (48.5 per cent) and sales and related occupation (31.6 per cent); the livelihood pattern corresponds to the occupational distribution.

Most of the employees are in private organisations.

There is a positive correlation between the household income and size of the household, though this is very much low (.186), indicating that there is an increased economic burden on the larger sized households. The association between the nature of household and total household income is significant.

The households having unearned sources of income are very few in number, their percentage being only 4.7 per cent of the total.

The average distance of place of work is only 1.4 miles. The nearness to- place of work is one factor which might be a hinderance in shifting the people of this area to other areas.

Roughly two-fifths of the households live in single-storeyed houses.

It may be mentioned here that though 60 per cent

of the households live in pucca structures, not a single structure was assessed to be in good condition. The land use data shows that 97.6 per cent of the houses are in bad condition, and worth demolition. In other words, almost all the households are living in decayed structures, which have outlived their lives. This is surprising that even the structures owned by the custodian and D.D.A. continue to be residential structures, they being unfit for human habitation.

Most of the households are living in single room tenements. There is acute congestion of people in dwelling, the average number of persons in a living room being 4.3. The average number of living rooms per household is 1.4. There is a modest positive correlation between the number of living rooms and the size of household.

The average rent for a dwelling is Rs. 8.9, which is roughly 5.9 per cent of the average household income. The average rent is lower for the dwellings which do not have kitchen, bathroom, courtyard or verandah. Most of dwellings do not have kitchen, bathroom, courtyard or verandah.

Approximately 45 per cent of the households are willing to move from their present dwellings.

#### DELHI AJMERI GATE SCHEME PROPERTY ANALYSIS :

An account of the evacuee properties, properties scheduled for betterment charges, properties already acquired or being acquired is given below :

**Table H: 4 : 0**

Category	Number	Percentage
1. Number of evacuee properties	592	9.6
2. Number of properties already acquired	1,130	18.4
3. Number of properties to be acquired or where acquisition proceedings are in progress in the Delhi Development Authority	717	11.6
4. Number of properties scheduled for betterment levies, and properties abandoned from acquisition	17	0.3
5. Number of properties where abandonment proceedings for release are pending .	120	1.9
6. Number of properties under public places, religious buildings, etc. (House Tax Assessment Register data).	426	6.9
7. Number of properties yet to be acquired	3,161	51.3
<b>TOTAL</b>	<b>6,163</b>	<b>100.0</b>

The responsibility of slum clearance now vests with the Delhi Municipal Corporation and so also the building control. Their cooperation in the implementation of the revised scheme is essential. The following suggestions would help in the execution of the plan :

- (i) The Delhi Municipal Corporation should refrain from granting any further building construction in the area, and as such all sold out plots which are lying vacant should not be allowed to be built upon till the acceptance of the revised comprehensive scheme.
- (ii) Further sale dealings as regards the evacuee

properties should not be permitted, as it might create complications at the time of acquisition.

- (iii) The properties which are scheduled for levy of betterment charges should not be exempted from the scheme. In other words, betterment levy charges should not be accepted as this is likely to create further hurdles.

The execution of the scheme, is however, facilitated due to the present ownership of the properties.

The following table gives the proposed land use analysis of the Delhi Ajmeri Gate Slum Clearance Scheme :

**TABLE NO. H: 5:0: ANALYSIS OF THE REVISED LAYOUT OF DELHI AJMERI GATE SCHEME FALLING IN KUCHA PATI RAM NEIGHBOURHOOD**

Sl. No.	Land use proposed	Area (in acres)	%
1.	Residential	10.834	37.7
2.	Commercial	10.285	35.8
3.	Schools : Higher Secondary	1.303	4.5
	Primary	0.693	2.4
4.	Police Station	0.230	0.8
5.	Parking	1.135	3.9
6.	Roads	3.922	13.6
7.	Open space around mosque	0.350	1.2
	<b>TOTAL</b>	<b>28.750</b>	<b>100.0</b>

NOTE.— Existing commercial 2.622 acres  
 Roads . . . . . 3.215 acres  
**TOTAL .** 5.337 acres

**TABLE NO. H: 6:0: ANALYSIS OF THE REVISED LAYOUT OF DELHI AJMERI GATE SCHEME FALLING IN SUI WALAN NEIGHBOURHOOD**

Sl. No.	Land use proposed	Area (in acres)	%
1.	Residential	13.030	67.7
2.	Flatted factories	0.630	3.3
3.	Church property	1.640	8.6
4.	Police station	0.460	2.4
5.	Parking	1.214	6.3
6.	Roads	2.250	11.7
	<b>TOTAL</b>	<b>19.224</b>	<b>100.0</b>

NOTE.—Existing commercial 5.275 acres  
 Main Roads 4.701 acres  
**TOTAL .** 9.976 acres

# REDEVELOPMENT PLAN FOR JHANDEWALAN— MOTIA KHAN—QADAM SHARIF

This report presents the redevelopment plan for Jhandewalan, Motia Khan and Qadam Sharif. This is one of the clearance proto-type schemes selected to form a link in the urban renewal process.

The composite area of Jhandewalan, Motia Khan and Qadam Sharif which is inhabited by approximately 87,000 persons, gives an impression of almost utter confusion. The chaotic jumble of structures, the intermingling of residences with factories, stores, and commercial buildings present a series of vital urban problems, the solution of which depends upon the proper analysis of the apparent riddle of the internal nature of the scheme area. In fact, it reflects a type of socio-economic environment far below the minimum standards for “living and working”, where it is excessively difficult to accomplish a physically healthy level of personal, social, and industrial-economic effectiveness.

The area, though of recent growth, appears as a sprawling mass of structures of varying size, shape, and construction, crisscrossed by a street pattern which has assumed irregularities. The misuse and non-use of the available lands, and the obsolescence—both physical and functional is apparent. The area needs redevelopment and reconstruction. The plan envisages a positive programme of action for achieving better living conditions, by integrating new growth with comprehensive planning and reconstruction. The redevelopment plan for this area is based on the principle of “functional regroupings of related activities”. It aims at locating work-places near the residences

to achieve optimum functional efficiency. Most of the lands are nazul and that being so, the acquisition does not constitute a problem as it does in other areas.

The identification of areas into clearance, rehabilitation and conservation is the first step towards the preparation of redevelopment plans. This is essential since different types of areas demand different approaches. Consequent to this pre-requisite, a multiple index was prepared to know the relative positions of different areas with respect to living conditions, economic position and amenities provided to the inhabitants therein.

Seven factors have been taken into account for the construction of the index. These seven factors were chosen because their absence negates the basic requirements of urban existence. They are : percentage of households with less than Rs. 100 as monthly income, percentage of households living in temporary structures, absence of water, latrine, electricity and kitchen and average number of persons per living room.

The base is the figures for Old Delhi obtained from the Greater Delhi Survey of the Delhi School of Economics. The multiple index is obtained by taking a simple arithmetic mean of the seven figures corresponding to the seven factors mentioned above. A study unit having an index of 125 and more has been taken as clearance area, a study unit having an index between 75 and 125 has been taken as a rehabilitation area, and a study unit having an index below 75 has been taken as a conservation area.

**TABLE - I: 1:0: MULTIPLE INDEX**

Items	Jhandewalan		Motia Khan				Base
	Percentage	Index	Percentage	Index	Percentage	Index	
1. Percentage of households with less than Rs. 100	63.0	150	50.3	119	46.2	110	42
2. Percentage of households living in temporary structures	91.0	910	56.1	561	47.9	479	10
3. Percentage of households without water	98.0	233	100.0	238	67.1	160	42
4. Percentage of households without latrine	87.0	335	70.8	272	60.5	233	26
5. Percentage of households without electricity	99.0	174	98.0	172	73.2	128	57
6. Percentage of households without kitchen	86.0	139	71.7	116	80.2	129	62
7. Average number of persons per living room	3.8	112	3.8	112	4.1	121	3.4
Multiple index		293		227		194	

In preparing the index, one important variable that could not be taken into account is the condition of the house for the reason that the base figure was not available. However, even if this variable is studied separately, the identification is the same.

The report presents the redevelopment plan for the composite area of Jhandewalan, Motia Khan and Qadam Sharif. However, due to varying size and percentage of sample, and the difficulty in computing the weighted percentages, the socio-economic data could not be combined; and as such three separate summary reports are being presented for these three study units.

### JHANDEWALAN—MOTIA KHAN—QADAM SHARIF :

#### The Redevelopment Plan :

The primary purpose of the redevelopment plan for Jhandewalan—Motia Khan—Qadam Sharif is to provide adequate living and working accommodation for the people. The more efficaciously this is accomplished and the more each inhabitant personally derives maximum benefit from these provisions to improve his material and social well-being, the better does the plan meet its purpose.

The redevelopment plan of Jhandewalan—Motia Khan—Qadam Sharif is a step towards the dispersal of the present disorganised compactness into concentrated units. It aims at reorganisation of the units into functional concentrations of related activities. This is the development from disturbing confusion to functional efficiency. The plan strives to inter-relate man's living space and working place. Consequent to this objective, the plan seeks to achieve an optimum functional distribution of land and a harmonious relationship between the different land-uses.

The composite area of Jhandewalan—Motia Khan—Qadam Sharif is a clearance area as established by the multiple Index. Though the spatial growth of the area has been fairly recent, it has harboured practically all the ills associated with the problem of urban sprawl—significant being the squatting and encroachment on the Nazul lands and the utter confusion caused by inter-mingling of incompatible uses. They are so predominant that they exert a pervading influence over the area and are fast growing westwards to envelop the newly developed areas of Karol Bagh within its fold.

The plan envisages the development of this area into three sectors—residential, commercial and flatted factories. Residential sector, which is broken into many neighbourhoods, is self-contained with all the necessary institutional facilities—educational, shopping and

recreational. Commercial sector is not physically distinct but is lined all along the peripheries of the composite area of Motia Khan—Qadam Sharif. This meets the requirements of the adjacent localities as well. The flatted factories sector is an experiment in locating work-places near residences—work places containing the first prototype of flatted factories in the heart of the city. In addition, a Trunk Terminal and Forwarding Station, and a District Park have also been provided as regional facilities.

#### Proposed Land Use:

The redevelopment plan covers that part of Motia Khan zone which is bounded by Idgah Road on the north, Qutab Road on the east. Desh Bandhu Gupta Road on the south, and Faiz Road on the west.

It measures 360.9 acres. The following is the proposed land use :

**Table No. 1: 2:0: Proposed Land Use**

	Land use proposed	Area (in acres)	%
1.	Residential Housing	94.0 (56.7)	26.4
	Educational—Primary Schools, Higher Secondary Schools	39.5 (23.8)	10.9
	Neighbourhood centres	8.1 (4.9)	2.2
	Parks	24.2 (14.6)	6.7
2.	Commercial	14.3	3.9
3.	Flatted factories	56.6	15.7
4.	Truck terminal and forwarding station	5.3	1.5
5.	District park for the use of the people presently living in Karol Bagh zone	59.9	16.5
6.	Major roads	59.0	16.3
	<b>TOTAL</b>	<b>360.9</b>	<b>100.0</b>

The residential sector, measuring 165.8 acres, consists of housing, educational and recreational facilities.

(i) **Housing.**—The area earmarked for residences in the proposed plan is 94.0 acres, which is 26.4% of the total area of Jhandewalan—Motia Khan—Qadam Sharif and 56.7% of the total area of the residential sector. The present total population of this composite area (360.9 acres) is 87,000. The development of the residential sector is suggested on a gross density of 250 persons per acre, and accordingly provides for approximately 41,500, leaving an excess population of 45,000. The relocation of surplus population is planned as follows :

- |                            |        |
|----------------------------|--------|
| (a) Urban villages         | 30,000 |
| (b) New relocation schemes | 15,500 |

The population to be shifted to urban villages has been computed after studying the occupational structure of the people living in these areas. They include those engaged in pottery, tanning, chick-making, milch-cattle keeping, construction and weaving. According to the socio-economic data, the distribution of those following such occupations in the different areas is as follows.

**Table No. I: 2:1a**

Area	Percentage	Population
Jhandewalan	42	6,100
Motia Khan	38	7,400
Qadam Sharif	31	16,500
<b>TOTAL</b>		<b>30,000</b>

Attempt should be made to shift that part of population whose places of work are not in or around the scheme area. However, relocating of the surplus population should be a phased one, planned in such a way that it does not dislocate their livelihood and accentuate further economic hardship.

The housing provisions in this area shall have to be for various income categories. The survey results show that roughly one-half of the households (to be rehabilitated on the same site) have an income below Rs. 100, one-third are in the income group of Rs. 100 and Rs. 200, and only one-sixth have an income more than Rs. 200. This indicates that the rent-paying capacity of people is considerably low, and accordingly the housing designs take into account this factor.

In this major re-distribution of land, it has been possible to retain only a low percentage of houses. But it is expected that the availability of large areas of under-developed land belonging to the Delhi Development Authority would make reconstruction of the area realisable.

**(ii) Educational facilities.**—Educational facilities have been designed for population of 41,500. It is expected that in the Primary school standard, there would be 11% of the total population, while in the higher secondary standard, the percentage would be 13%. The following table gives the educational needs.

**Table No. I: 1b : Proposed Educational facilities**

Proposed population for Jhandewalan, Motia Khan and Qadam Sharif	41,500
Population in primary school age-groups(11 %)	4,500
Population in higher secondary age-group (13 %)	5,400
Primary schools required (350 per school)	14
Higher Secondary schools required (800 per school)	7
<b>Land requirements:</b>	
Primary school @1.5 acres per school	21.0 acres
Higher secondary schools @2.5 acres per school	17.5 acres

Primary schools, 14 in number, cover a total area of 22.4 acres. The proposed area is slightly more than the calculated area while the higher secondary schools cover a total of 17.5 acres. Four out of 7 higher secondary schools will be for boys and 3 for girls. The existing Corporation Primary School near Slaughter House and St. Anthony Higher Secondary School on Desh Bandhu Gupta Road have been retained as part of the scheme.

**(iii) Neighbourhood centres.**—Presently, opportunities to express and develop social and cultural interests are not streamlined for harmonized atmosphere in this area. Community of interests, which furnishes a more permanent basis for neighbouring activities, is completely missing. This is so because of the absence of meeting places. In the redevelopment of the residential sector 4 neighbourhood centres have been provided for, each measuring 2 acres. These would serve not only as meeting places for the people of this area but also have activities like vocational training in crafts, adult and social education classes, reading rooms and libraries. They may also serve as “Dharamshalas” which can accommodate marriage parties and may also be used for other social functions.

**(iv) Open spaces and park.**—It is proposed to contract a park around Qadam Sharif Fort for the use of people who would be residing in Jhandewalan—Motia Khan—Qadam Sharif (41,500). This has been a long felt need of the area and accordingly 24.2 acres have been provided under parks. Of the total scheme area, this constitutes 6.7% while it is 14.6% of the total area of residential sector.

### Commercial:

There are several reasons why it was felt necessary to design a distinct commercial sector all along the peripheries of the scheme area of Jhandewalan—Motia Khan—Qadam Sharif. The haphazard growth of the area, the impact of which are evident in blight is, in part, due to the incursion of commercial units all round. The commercial units have established themselves in congested localities irrespective of available space or location making the localities still more congested, insanitary and reprehensible. To counter the ill-effects of this inter-mingling, the plan envisages the development of this commercial sector distinct from other land uses.

The commercial sector measures 14.3 acres while it has been the attempt to rehabilitate all the existing trade units, the provision for timber depots and saw mills could not be made due to their inflammable nature. They are suggested to be rehabilitated on Najafgarh Road. This sector has a two-fold function; it serves the area; and it also serves the region — region which extends to all parts of Delhi. It has provision for all the motor and motor-parts dealers at present in the

area. The daily needs of the people, however, would be met by the small shops which would be interspersed all over the neighbourhood.

### **Flatted Factories:**

The provision of working areas closer to residences is a need of the day, especially in view of the present set-up. The development of small manufacturing activity takes a very usual course, in the sense that a factory may be started with a few family members or partners working together in small spaces—either within the residential units or commercial units. More frequently it grows out of a service activity connected with commerce. As the establishment accumulates capital and operating experience, large quarters are desired, which are obtained either by expansion or moving within the area of mixed land uses. This often results in unhealthy environments and congestion.

The suggested flatted factories sector is a step to retain the present set-up of providing manufacturing space closer to residences and the complexes of customers and services which most small manufacturing firms need to survive. The setting up of 'flatted factories'—an experiment in intensive utilization of land—is a sequel to this objective. It has two distinct points.

Firstly, it permits the development of manufacturing activity at substantially higher densities of employment per acre of land—thus making land available for manufacturing process in the heart of the city;

Secondly, in view of the essential shortage of land in the inlying areas, it is of considerable importance, since it in no way impinges upon the livelihood of people.

The flatted factories sector of Jhandewalan—Motia Khan— Qudam Sharif will be built in the area covered by the western and northern portion of Motia Khan and the triangular 'C' block of Jhandewalan estate, care being taken to retain Jhandewalan temple and other religious buildings.

The sector measures 56.6 acres. Flatted factories are essentially multi-storeyed structures so designed that the space within can be sub-divided into units of various sizes. The scarcity of land in the heart of the city and the high cost of land requires intensive and multistorey development, to spread high land cost over greater area of buildings. This lowers land cost per unit.

The Motia Khan dump under which plots have been allotted by the Delhi Development Authority to displaced industrialists have been so integrated with the revised plans that it causes least disturbance to the people, except that they would be required to proceed with new construction in

conformity with the designs suggested by the Town Planning Organisation. As far as possible all the manufacturing units, except those having an obnoxious character and those which are earmarked for urban villages, would be rehabilitated in Jhandewalan—Motia Khan—Qadam Sharif. Thus, the new development would take place on organised lines and help in increasing the productive efficiency.

This sector is designed for 1,150 units employing approximately 11,500 persons. The following table gives the area earmarked for one worker, number of workers per flatted factory, and space required for one flatted factory.

1. Total area for the flatted factories land use— 56.6 acres.
2. Employment density per acre— 200 persons.
3. Number of workers per unit— 10 persons.
4. Number of units— 1,150.
5. Number of total workers— 11,500.

On an average, 10 workers would be employed in one manufacturing unit. The employment density has been suggested at 200 workers per acre.

### **TRUCK TERMINAL AND FORWARDING STATION :**

Delhi is the largest commercial and distributing centre of Northern India. Enormous goods traffic is being handled by lorries and trucks between Delhi and important commercial and industrial towns of Punjab, U.P. and Rajasthan. Some of these trucks also carry goods as far as Calcutta and Bombay.

At present the godowns of the Booking and Forwarding Agencies are located in localities like Naya Bazar, G.B. Road, Queens Road and Lahori Gate, which are acutely congested. The godowns in many cases are wooden booths built on pavements and are not only inadequate to meet the demands of the people but obsolete as well. There is practically no room for loading, unloading and idle parking except on the main roads and side streets. Parking of trucks on the main roads cause congestion resulting in delays and accidents. Traffic confusions are the normal features in these areas. In view of this, there is an obvious need for a Truck Terminal and Forwarding Station.

It is proposed to locate the same in Jhandewalan—Motia Khan—Qadam Sharif. This station will provide accommodation for office and godowns of the booking agents. A block adjacent to the Inner Ring Road measuring 5.3 acres has been earmarked for its location. This would be developed on modern lines having sufficient space for parking of vehicles.

### District Park :

The need for a District Park for the use of the inhabitants of Karol Bagh Zone has long felt; accordingly the elevated land on the western extremity of the scheme area near Jhandewalan Temple, now occupied by water tank, Military stores and the Delhi Transport Undertaking Depot, has been earmarked for the District Park. This also acts as a buffer zone or a green belt between the proposed flatted factories sector and the residential areas of Karol Bagh. The District Park as proposed measures 59.9 acres.

### Land Policy:

In the implementation of any redevelopment plan, acquisition of land and consequent questions of interim freezing of all constructions and compensation figure importantly, and it becomes imperative to detail out the present ownership of land in the scheme area. The following table gives the acreage (land's) under Nazul possession, terms of lease, average under roads, religious buildings, graveyards etc.

**TABLE I : 1:0: MULTIPLE INDEX**

Sl. No.	Type of lease	Area in acres	Terms of lease
1.	Perpetual	30.08	Renewable after every 25 years.
2.	90 years	11.02	Renewable after 10 and 20 years according to lease terms.
3.	20 years	23.94	Lease has expired.
4.	Yearly and 3 years .	14.67	Lease on yearly basis.
5.	Monthly	8.14	Lease not renewed.
6.	Transferred	71.82	
7.	Under Government and Delhi Municipal Corporation (12342+209799) .	45.89	Not a lease.
8.	Improvement Trust .	3.29	Allotment terms not known.
9.	Abadi (private owned land)	30.09	Allotment terms not known.
10.	Self ownership without lease ....	26.12	
11.	Under Grave-yard .	34.08	'Nazul' land set apart for graveyard.
12.	Grave-yards without lease .	8.87	'Nazul' land, but settlement made without present occupants.
13.	Unauthorised constructions on Nazul lands	119.55	'Nazul' land encroached unauthorisedly by private persons.
14.	Religious buildings .	0.17	
15.	Under roads .	27.53	Belongs to Delhi Municipal Corporation.
16.	Drain (Nala) .	24.96	
	<b>Total</b>	<b>435.22</b>	

**NOTE.**— The property analysis relates to 435.2 acres while the plan relates to only 360 acres.

The table shows that most of the lands in the scheme area are Nazul but leased out for varying, periods and hence acquisition does not constitute a problem. However, in the absence of codes and ordinances, there have been considerable unauthorised constructions on the Nazul lands (119.55 acres). Private lands cover only 56.12 acres out of a total of 435.22 acres. Leases for periods of 20 years, 3 years, 1 year and less than one year have expired and they have not been renewed till now.

The following recommendations are made to facilitate the execution of the scheme:

(i) The area under unauthorised constructions should be immediately reclaimed for redevelopment purposes

by the competent authority ;

- (ii) All constructions on private lands and all others which are in a dilapidated condition should be acquired under the Slum Areas (Improvement and Clearance) Act, 1956, for redevelopment purposes. This would include the lands under longer periods of lease as well;
- (iii) Leases should not be renewed. All plots of lands for which leases have expired should be frozen till the acceptance of the redevelopment plan. In fact there should be no construction in the area, except that in conformity with the redevelopment plan for the area.

## Jhandewalan:

Jhandewalan (Motia Khan Study Unit 5) with a population of about 15,000 spread over an area of about 150 acres, is a predominantly residential area except for the concentration of a few modern manufacturing and commercial units on New Link Road. This part which we have called the Newly Developed Commercial Area, is a distinct physical and social entity and presents a glaring contrast to the area at its rear. The gross density of about 100 persons per acre is perhaps the only redeeming feature (and misleading, too) in an otherwise horrible situation for in Jhandewalan one touches the lowest in almost everything—civic amenities, community facilities and housing conditions.

The area is largely rocky with ditches and mounds all around. Here multitudes of huts and khokhas have sprung up in utter confusion in an unauthorised way. Most of these do not have kitchen, verandah or courtyard. On the average 3-8 persons huddle together on a floor space of about 60 square feet struggling for survival. Civic amenities are practically nonexistent. On the average there are 491 persons per public tap and 162 persons per public latrine ! Defecation in the open is fairly common aggravating the already acute insanitary conditions resulting from a total neglect of the area by the civic authorities.

There are no parks or playgrounds. It is only in Jhandewalan, Pit that some organised recreation is provided by the welfare centre of the Indian Co-operative Union for the children. But it is grossly inadequate. In the other blocks even this does not exist.

Medical facilities are ridiculously inadequate. In an area of such horrible living conditions only one small ill-equipped dispensary run by the Indian Co-operative Union tries to cater to the needs of 15,000 residents !

There are six educational institutions, only three of which serve primarily the children of this area. The others have a regional catchment area and serve more students from outside this study unit. These three schools are ill-equipped, both physically and otherwise, to provide education. They have sprung up in confusion and are in harmony with the unplanned haphazard growth characterising this place. The location of schools has no relation to the location of the other community facilities. They are definitely not an integral part of this study unit and their sphere of influence is not related to that of other institutions. The number of children going to schools is very small-being only 11.8% of the total population of this area. Illiteracy is very wide-spread. 76.8% of the non-student population being illiterate.

The distribution of shops reflects the unplanned haphazard growth of the area. There is no shopping centre but rather small clusters of petty shops and some isolated shops. About 90% of the total number are food shops. On an average there are 285 persons per food shop and 2,965 persons per non-food shop. They meet a part of the needs of the people who also shop their requirements in Karol Bagh, Paharganj and Sadar Bazar—major shopping centres within a distance of about 2 furlongs.

There are fairly strong community organisations here. The refugees have formed organisations for getting the land occupied by them at present allotted in their name. There are well organised Mohalla Committees in Jhandewalan Top and Jhandewalan Pit Area. The Harijan and some other caste groups have their caste panchayats.

There are two social welfare organisations—one, a community centre run by the Indian Co-operative Union the activities of which embrace the running of schools, organising recreation, giving medical aid. etc. The other is an organisation (Jhandewalan Kala Kendra) run by about 8 young men. At present they only run a school and organise sports, dramas, etc., on festive occasions.

The area is exceptionally well served by Delhi Transport Undertaking services which connects it with every part of the city.

Under such miserable living conditions about 15,000 souls struggle for existence. One-fifth of the total population are in the age group 0-5 years, 17.5% are in the age group 5-12 years which may be regarded as the primary and middle school-going, age, 13.9% are in the age group 12-20 years, 39.1% are in the age group 20-50 years and 9.5% are in the age group 50 years and above. The percentage of males is significantly greater than the percentage of females.

Almost all the married males and 85.7% of the married females are of 20 years or more. There is an insignificant percentage of unmarried males and females of 30 years or more.

Eleven per cent of the household have one member, 59%, have 2-5 members and 30% have 6 members or more. About two-thirds are natural households. The average size of a natural household is 3.84 and the average size of a joint household is 5.92.

There is a large refugee population living here—mostly Punjabi-speaking upper caste Hindus. They form distinct social groups from the other residents and live in separate clusters. A common background (same language, customs and traditions and all victims of partition) and

common problems (getting the land allotted in their name, securing civic amenities, etc..) bring them together. A common Mohalla Committee and a common place of worship act as cohesive forces.

Roughly two-fifths are Harijan households. They live in separate clusters and have fairly close relationships in their respective caste groups.

Caste and language are two strong forces here. Most of the heads would prefer to live with their own caste and language groups in the neighbourhood.

As is to be expected in such an area, the average monthly household income is low—Rs. 99 only for a household size of 4.5, There are 63.3% households with a monthly income of less than Rs. 100, 31.8% with an income between Rs. 100 and Rs. 200 and 4.9% with a higher households income.

There are 1.3 earners per household. Most of the earners are males. Out of the total number of earners, 59.3% are employees, 35.6% are self-employed, 4.3% are unpaid family workers and only 8% are employers. Most of the earners are in temporary or casual employment. The occupational distribution of the earners shows that 29.8% are in skilled occupations, 25.8% are in unskilled occupations, 17.9% are in trade occupations, 5.1% are in transport occupations, 9.2% are in service occupations, 10.4% are in domestic and personal occupations and 1.8% are in miscellaneous occupations.

For 8.5% of the earners, the distance of place of work is nil since they work at home, for 13.8% of the earners it is less than 1 mile, for 12.0% it is between 1-2 miles, for 16.9% it is between 2-4 miles, for 7.2% it is 4 miles or more and for 41.6% the distance is variable. Most of the earners travel to work on foot. The average time taken in the journey to work is 29 minutes.

Mixed neighbourhoods do not seem to be preferred by the people. Most of the heads indicated their preference to live with neighbours belonging to the same caste, language and income group.

### **Motia Khan:**

Motia Khan Study Unit, with a population of about 20,000 and spread over an area of 115 acres, is predominantly industrial and commercial. It is bounded by Mundhewala Road on the east, Deshbandhu Gupta Road on the south, Jhansi-ki-Rani Road on the west, and Idgah Road on the north. The gross density is 167 persons per acre.

The land is almost plain except the elevated rocky area in the north where the famous Idgah is situated. The western portion along the Jhansi-ki-Rani Road was originally a big pit formed of quarrying and later on filled with the city's refuse.

This part is commonly known as the Motia Khan Dump and it is now occupied by displaced persons along with their workshops and factories.

The residential area which forms 21.2% of the total area consists mostly of clusters of khokas and huts, or old dilapidated structures, with a row of pucca structures along Mundhewala Road, the A.R.P. quarters and the newly built displaced persons' double-storeyed tenements. The condition of a large majority of the houses is poor. Pucca structure occupy only 12.97 acres, and the basis occupy 11.44 acres.

The area under commercial and industrial land use forms 36.2% of the total area. It consists of different types of small-scale industries, such as, iron and steel foundries, machine parts manufacturing units, saw mills, furniture workshops, motor-body building units, automobile repair shops, etc. There are also commercial establishments dealing in iron and steel, timber, motor spare parts, kabari shops of old types, and disused lorries and trucks. Plenty of obnoxious trades are being carried on in the area—tanneries, dhobi ghat and timber depots.

There are no parks and playgrounds anywhere in the area. Open spaces are few, and all filled with refuse. The children play in the streets and lanes. Educational facilities are very inadequate, there being one primary, one middle and one high school. The primary and middle schools are run by the Corporation. There are no public medical facilities anywhere in this study unit. People generally go to the private medical practitioners in Paharganj, Corporation Dispensary in Model Basti and the Indian Co-operative Union Dispensary in Jhandewalan. For major ailments they avail of the general hospitals in Delhi. There are no shopping centres to cater to the daily and periodical requirements except some isolated petty shops, such as, tea and food stalls, provision stores and vegetable shops. On an average there are 249 persons per food shop. Mostly the people go to Paharganj Market and also to Sadar Bazar. Civic amenities are badly lacking, the number of public taps and latrines being grossly inadequate.

There are fairly strong community organisations here. This study unit being predominantly industrial and commercial, there are distinct organisations for each type of trade and industry with a central federation. The main object of these trades is to secure permanent allotment of

the land occupied by them and also to get financial aid and other facilities from the government. The associations also help in settlement of disputes. The chick-makers have a cooperative society of their own. The Dhobies, about 40 families have a strong 'beradari' feeling. The owners of the tanneries have also an association. There are a few welfare organisations, a reading room in the A.R.P. quarters and D.P. tenements.

16.3% of the total population are in the age group of 0-5 years, 25.4% in 5-15 years, and 51.7% in 15-55 years and the rest 6.5% are above 55 years. Roughly there are 788 females for 1,000 males.

Cases of separation and divorce are rare showing the sacramental nature of marriage in India. Almost all the males above 30 years and the females above 25 years of age are married.

70.5% of the households are natural and the rest are joint. 19.7% are single member households, 43.9% have between 2 and 5 members, and 36.4% have 6 members or more. The average size of a household is 4.6.

87% of the households are Hindus, roughly one-fifth of them belong to lower castes. Sikhs comprise 11.5%. Roughly half of the present population are displaced persons from West Pakistan.

Approximately one-fifth of the total population are students. The maximum percentage of students (81.5%) is in the age group 5-15 years. The percentage of male students in all educational standards is significantly higher than the female students.

Percentage of illiteracy among non-students is as high as 67%—the incidence being very heavy among females. 14.4% of the non-student population has studied only upto primary standard, 9% upto middle, 7.4% upto higher secondary and the rest have received higher education.

The average monthly income of a household is Rs. 125 and the average number of earners per household is 1.3. Roughly 50% of the households have an income below Rs. 100 per month, 35.3% have between Rs. 100 and Rs. 200, and the rest above Rs. 200.

Employees constitute 56.3% of the total earners, 36.7% are self-employed and an insignificant percentage are employers. Majority of the earners are males (96.8%). They are mostly engaged in subordinate technical or sales and related occupations. Almost all the female earners are engaged in subordinate technical and service occupations.

The distance of place of work is nil for 22.4% of the

total earners, variable for 23.4% and for 25% the distance is within a mile. More than half of the earners go to their work places on foot while 15.7% use cycles. The average distance of place of work is 1.4 miles and the average time taken is 16.6 minutes.

About 56% of the households live in unauthorised temporary structures, and 26.8% live in houses which are the property of the Custodian of Evacuee and Government Property. 85.1% of the households live in one-room tenement. The average monthly rent paid is Rs. 6.32. 71.7% of the households are willing to move to a better place, the rest are not because of proximity to work centres.

### Qadam Sharif:

Qadam Sharif (study unit 7 of Motia Khan Zone) is bounded by Idgah Road on the north, Qutab Road on the east, Deshbandhu Gupta Road on the south, and Mundhewala Road on the west. The land is mostly levelled except the Qadam Sharif Fort which is situated on an elevated mound. The road and street system is confusing and inefficient. None of the major roads are able to cope with the flow of traffic they attract.

Qadam Sharif measures 180 acres and is inhabited by approximately 53,000 persons. The gross and net densities per acre are 294 and 558 persons respectively. Of the total area, only 732 acres (39%) are in residential use; public and semi-public facilities cover 24.1 acres (13.1%); commercial use covers 13.5 acres (7.5%); and governmental use occupies only 0.6 acres (0.4%). Vacant land measures 6.2 acres (3.5%) and roads and streets cover 47.9 acres (26.6%). Roughly three-fourths of the total structures are in poor condition, and excepting the recently built houses in Arya Nagar and Ram Nagar, all others are in dilapidated condition.

Basic amenities are grossly inadequate. There are no private taps for 67.1% of the households, no latrines for 60.5% and no electricity connections for 73.2%. Public taps and latrines are few, and people use open spaces for defecation purposes.

Shopping facilities exist in plenty, and cater to the needs of adjoining localities as well. There is predominance of non-food shops in this area. On an average, there are 21 persons per food shop, and 11 persons per non-food shop.

Educational facilities are fairly adequate. There are 14 primary schools, 3 middle, and 4 higher secondary schools. However, they are far below the space standards of the Town Planning Organisation, and present a bleak picture. The Bharat Sewak Samaj and the Indian Co-operative Union are running two multi-purpose community

centres, with educational facilities for children, and social education training for adults.

Qadam Sharif is grossly lacking with regard to parks, playgrounds, and medical facilities. There are no parks and playgrounds, and only one dispensary in the area. There are a number of mosques, temples, gurdwaras, which meet the religious needs of the people. Most of the community organisations are based on caste or community feelings. The lower caste people have a stronger beradari, and a strong panchayat. The temples and gurdwaras are the focal points of important functions.

The age-group classification shows that 16.5% of the total population is in the age group 0-5 years, 37.9% in the age group 5-20 years, and 38.2% in the age group 20-54 years. Only 7.4% of the total population are above the age of 55 years. There are 886 females to 1,000 males.

Almost all above the age of 25 years are married. Cases of divorce and separation are rare (0.1%). Some have a greater proportion in the total population.

6.9% of the total households have 1 member, 49.2% have between 2 and 5 members and 43 % have 6 members or more. The average size of a household is 5.3. Nuclear households have a greater proportion among the total.

The religion for 89.1% of the households is Hinduism, Sikhism for 9.6%, and the rest are Jains, Christians and Buddhists. Roughly one-fourth of the Hindus belong to lower castes. 55% of the households are refugees.

Of the total population, only 22.2% are students.

Roughly two-thirds of the students are in primary standard. 64.8% of the non-student population are illiterate.

There are 1.4 earners per household. Of the total earners, 49.0% are engaged in subordinate technical occupations, 30.1% in sales and related, and the rest distributed in ministerial, sub-ordinate administrative and professional occupations.

Roughly 50% of the earners are employees. 43.5% are self-employed and 5.7% are unpaid family workers.

46% of the household have a monthly income below Rs. 100, 33.6% an income between Rs. 100 and Rs. 200; and the rest above Rs. 200. The average monthly household income is Rs. 140.

The distance of place of work is nil for 13.6% and varies for 25.6%. It is below one mile for 21%. The average distance for place of work is 1.2 miles.

38.5% of the households are living in their own houses, 31.3% in private not-self houses, and the rest in houses owned by the Custodian of Evacuee Property and the Delhi Improvement Trust. 13.7% of the households live in kaccha structures, 52.1% in pucca though dilapidated structures, and the rest in khokhas, jhuggis etc.

77.1% of the households live in single-room tenements, 18.1% in two rooms, and only 4.3% have 3 or more rooms. The average number of living rooms per household is 1.3. 46.6% of the households are paying rent below Rs. 10.

## APPENDIX - J

# JAMA MASJID COMMUNITY SQUARE PLAN

### Objective:

- (i) to develop Jama Masjid and its environs into a community square and all that it symbolises;
- (ii) to clear up all the adjacent unsightly structures around it which blight its view; and
- (iii) to enhance the splendour of this stately mosque.

### The Area:

Jama Masjid and its environs date back to the 17th century when Shahjehan built the city and made Jama Masjid the congregational centre for the community. It was symbolic of man's relation to the mystery of his creation and of his role in an unfolding universe. It commanded a majestic view and created a feeling of reverential awe. It was the hub of community life. The paths, with hardly any vehicles to obstruct facilitated social fraternization. Today, the same area is characterised by decayed structures, disorganised congestion and non-conforming land use, which blight the view of this stately mosque, marring its pristine glory and impairing the feeling of strength completeness and beauty which it symbolised. The narrow zig-zag streets with their endless confusion and the mushroom growth of shops near its precincts mar its regal splendour and sensual appeal. It has ceased to be the focus of community life and stands out as an isolated structure of historical significance and religious value only to a particular community.

### A redevelopment Plan of Jama Masjid Area:

There are three main factors to be considered for beautifying Jama Masjid and its surroundings:

- (i) its relationship to the old city which surrounds it from three sides;
- (ii) view of Jama Masjid as a dominant urban structure of historical and architectural importance; and
- (iii) its visual impact on those using the main roads.

The aim is to redevelop Jama Masjid and its environs into a community square, where people can meet, fraternise and enjoy the sensual delights of beholding superb craftsmanship. The recasting of the environs of Jama Masjid will give a new dimension to architectural expression and

emphasise the human scale.

The redevelopment scheme of Jama Masjid covers an area of approximately 47 acres, of which roughly 27.5 acres (excluding Jama Masjid) are built up. The approximate population is 12,500. The following are the highlights of the redevelopment plan:

- (i) The area would be developed on three sides into residential-cum-commercial blocks. The fourth side facing Red Fort would be kept open to facilitate visual continuity of the two stately structures. In the residential-cum-commercial blocks, the ground floor would be reserved for commercial use, while the subsequent floors would be used for residential use to enable the square to pulsate with life even at hours when commercial activity has come to a stand-still. The total floor area under residential use is 12,74,400 square feet; out of this 60 per cent, or 7,64,600 square feet is the actual usable area for residential purposes. Assuming 500 square feet per family of 5 members, the number of people that can be rehabilitated is 7,650. The remaining 4,850 persons should be relocated at Mata Sundari area which should be reserved immediately for the Urban Renewal Programme of the Old City.
- (ii) Between the blocks, the plan proposes to create small bazaars selling goods of a miscellaneous character. These bazaars and ground floor shops in the blocks would mainly be occupied by the present shopkeepers except those who are to be relocated at another site.
- (iii) It is also proposed to provide space for a police station and for the expansion of the present girls school (Indraprastha) situated on the northern side.
- (iv) The existing number and distribution of shops poses a problem. There are 404 shops in the Jama Masjid vicinity ; 183 shops in Urdu Bazar and Urdu Park, and approximately 250 shops on Esplanade Road. One-fifth of the total shops are cloth merchants, 8 per cent are tool merchants shops, and the rest have a mixed character. The average size of a shop in Jama Masjid vicinity is 97 square feet. In Urdu Bazaar, approximately one-fourth are Kabari shops, 11 per

cent are eating houses, 16 per cent are furniture and carpenters' shops, and the rest are of a mixed character. The fish market is located here. More than 90 per cent of the shopkeepers do not pay any rent for the shops. One-fifth live in their shops and roughly half live within a distance of half a mile from their shops. The average income of a shopkeeper is approximately Rs. 140 p.m. On Esplanade Road almost all the shops are cycle shops. Roughly 100 per cent of the wholesale trade in cycles in Delhi is; conducted here.

The following suggestions are being made for the relocation of shops:

- (a) The present fish market will be cleared and a new fish market will be set up in Dujana House with cold storage facilities. The scheme has already been sanctioned by the Government.
- (b) Some shopkeepers (junk dealers for instance) can be rehabilitated in the industrial estate proposed to be built in the Motia Khan Manufacturing Work Centre considering their suitability.
- (c) The alternative location for the dealers in cycles is suggested in Jhandewala for which plans have already been made.
- (d) The existing Lajpat Rai market does not accord with the spirit of the community square and the two stately buildings or even their visual harmony. As a second phase, it should therefore be cleared.
- (v) Besides the shops and the people, the development of Jama Masjid and its environs involves a change in the existing pattern of spatial arrangements.
  - (a) Two new road alignments have been created for vehicular traffic—one from Town Hall through Matia Mahal Road and a new road through Turkman Gate to the new civic centre proposed to be created and the other a new road linking the National Highway and the Matia Mahal Road crossing the Elgin Road about perpendicularly. This new road pattern

will bring about the convergence of Old Delhi and New Delhi. The Community Square will thus be the confluence of the Old and the New. It will become the pedestrians paradise, where people can walk leisurely and relax. The small bazars with their homely atmosphere will heighten this leisurely attitude.

- (b) The existing military barracks strike a jarring note in the visual harmony which the plan intends to build. They need to be cleared.
- (c) The structure will be six storey high, approximately 68', which is the height of south side gate of Jama Masjid. The blocks have been so designed that the three dimensional relations of the structures to their vicinities—to the rads, the nearby structures, and the open spaces created between them are established. In the centre, the Jama Masjid will dominate and the worshippers as they enter the mosque and look up will behold nothing but the sky. No structures will intrude their communion with God.
- (d) There will be three big pools—two on the east side of Jama Masjid and one on the west side. These will carry the reflections of the stately mosque and give a positive expression of an invitation. At the side of the pools, free standing structures will house cafes where people can relax and muse at leisure.
- (e) The existing trees in Jama Masjid will be retained. Rows of palm trees will be planted to provide the visual link and continuity between Jama Masjid and Red Fort which at present give the impression of two imposing but isolated structures.

The overall effect would be the building up of a visual which is majestic and elegant of the creation of an atmosphere which will breathe with the vitality of the community's life, its goals and aspirations.

# PLANNING A DISTRICT SHOPPING CENTRE AT PUSA ROAD

This report presents a plan of a District Shopping Centre at Pusa Road. The objects of this project are: —

1. to recommend the building of a District Shopping Centre at Pusa Road—a long felt need of the area;
2. to use the development of this District Shopping Centre as a proto-type clearance area in the chain of urban renewal process; it aims at relocating the slum dwellers at present squatting upon this land at an alternative site;
3. to use it as a means to check the haphazard growth of Karol Bagh, which is fast becoming blighted due to incursion of shops and commercial offices all around, if action to conserve this area is not taken at an appropriate juncture, Karol Bagh may well turn into a full fledged slum; and
4. to make the project self-financing by inducing the private investment to come forth in the development of this District Shopping Centre.

This is a typical project of an exploratory nature, intending to explain the methodology and approach adopted in studying the implications of planning a District Shopping Centre of this magnitude. The study is, of course, very much handicapped due to non-availability of physical contour survey and data relating to existing neighbourhood shopping centres, expenditure pattern, etc.

The centre should be accepted as a priority project, which would help in slum clearance programme.

### District Shopping Centre:

#### Site and Location:

The proposed District Shopping Centre site is enclosed by 100 feet wide Pusa Road and 150 feet wide New Pusa Road, and closed on the other two sides. It is surrounded by East Patel Nagar, South Patel Nagar, Pusa Road and Karol Bagh—the areas to be served by the District Shopping Centre. It will be located at the crossing of the four major roads, New Pusa Road, existing Pusa Road, Shanker Road and Patel Road. The Centre would be a focal point for the surrounding communities and a

symbol of today's Connaught Place activities.

In the initial stages of development this centre proposes to cover approximately 24 acres. Erstwhile, an irregular site measuring 18 acres, all nazul land, was selected for the development of this centre; to this was added another piece of land measuring 6 acres. The acquisition cost of undeveloped land in this area has been estimated at Rs. 30,000 per acre approximately.

This site is presently occupied by kacha huts; people have squatted upon this land in an unauthorised fashion, forming a basti of approximately 1,600 families. They keep cattle and depict village like character. Six acre plot is a big dumping ground; water logging in this ground causes insanitation in the surrounding areas.

This site is ideally situated, and possesses many locational advantages. It is near the low income group concentration areas like Amrit Kaur Puri and the areas surrounding it, Regharpura, Ranjit Nagar and Shadipur. Traversing time to this centre from the periphery of its catchment area would not exceed 15 minutes in a bus. Besides, the area which is at present a clearance area would receive a priority if this plan is effectuated.

Along with the development of this site, the land lying vacant on the north of this has been earmarked for a hospital, two schools and a college and Anand Parbat site for a district park; the area east of the site has been identified as a clearance area, for which housing will have to be provided at an alternative site.

It is important here to connect the development of plans of the District Shopping Centre with the relocation of approximately 1,600 families who live there at present. They will have to be removed from the site considering the multiplicity of factors like land values, unauthorised occupation and insanitation which their trades cause. The problems of their eviction and relocation may be linked with our another project 'Urban Village'. The people who live there carry on such trades as are unhealthy for a residential area. Ghosi families living at this site may be resettled at Madanpur or Nangloi Jat villages for which plans are already progressing. Similarly, alternative sites

would have to be decided upon considering the nature of work they carry on.

### **Method and Approach:**

The simple, empirical method of allotting so many square feet of area for each family is completely outmoded, even for preliminary calculations. At present, planning of a District Shopping Centre depends upon a complexity of factors of which the following are important:

- (i) the present total population to be served, with a provision for future increase, which in turn depends upon the availability of developable land, housing market, building incentives, the location and other related demographic factors;
- (ii) income levels of the families or the buying is important in determining the ratio between non-food shops, and has also a bearing upon factor stated below;
- (iii) occupational pattern; and
- (iv) needs, habits and preferences of the consumers, which determine the expenditure pattern, the subsequent analysis, however, shows that this factor becomes relatively less important in view of the fact that the District Shopping Centre embraces all types of consumers.

While the above factors have a direct bearing upon developing a District Shopping Centre, factors like the existing neighbourhood shopping centres and the attachment of the consumers to particular markets would have an indirect effect over the development of such a centre.

At present, there are four important shopping centres, Ajmal Khan, South Patel Nagar, West Patel Nagar and East Patel Nagar shopping centres that serve the area. In the absence of any District Shopping Centre, they have gained importance due to persistently increasing demands, and are mushrooming out in a disorganised fashion in all directions, turning the good residential areas into filthy places. The development of a District Shopping Centre which can serve these areas would be in accordance with the proper development of the city, and will also stop the unhealthy development of the existing disorganised shopping centres. In other words, this would protect the areas from becoming blighted.

The total number of families to be served at present is estimated to 48,000 (1956-57). This is expected to increase to a figure of 60,000 families in 1961. Data presented in this

report pertains to the year 1961, since it is expected that the development of this centre would not be completed before 1961.

The District Shopping Centre proposes to have two major divisions:

- (a) Shopping centre,
- (b) Sub-civic centre.

Shopping centre would include the bazaar area, bigger shops, and the commercial and professional offices. The sub-civic centre shall have a community centre block, and zonal municipal offices. Regarding the second division, it may be said that there are certain public service functions which are organised on a district basis. Parking is yet another important phase in the development of a District Shopping Centre.

### **(A) Shopping Centre:**

(i) Bazaar area and bigger shops—The floor area under different types of shops for a District Shopping Centre depends, in the main, upon income levels and expenditure pattern of the consumers. In the absence of adequate family budgets for Delhi, it has been possible to make only rough calculations. The analysis depends upon a few assumptions, which are based upon 'unstructured interviews' held with consumers and dealers.

The average monthly income of a family consisting of 4.8 members in Old Delhi is approximately Rs. 185. This has been computed from the Greater Delhi Survey data—data pertaining to the year 1956-57. The income stated above has been projected to the year 1961 on the basis of an increase of 17.8 per cent, which is the expected rise in per capita income, during the period 1956-61\*. Calculating on the basis of this increase in per capita income, we get an average monthly family income of Rs. 216.2 for the year 1961. This can be rounded to Rs. 215.0. It is assumed here that this average of Rs. 215.0 would hold true for the areas to be served by this District Shopping Centre.

A tentative budget for a family having an income of Rs. 215.0 is given :

\* Second Five Year Plan 1956, page 11.

**Table K.1: Estimated distribution of family expenditure**

Sl. No.	Item	Expenditure (in percentage)	Expenditure (in Rs.)
1	Food	40.0	86.0
2	Housing	15.0	32.2
3	Education	15.0	32.2
4	Transport	5.0	10.8
5	Cloth	12.0	25.7
6	General merchandise	3.0	6.5
7	Miscellaneous (A) (covering expenditures on cigarettes, medicines, petrol etc.)	5.0	10.8
8	Miscellaneous (B) (recreational expenses on cinemas and restaurants etc.)	5.0	10.8
	<b>Total</b>	<b>100.0</b>	<b>215.0</b>

The items of expenditure on housing, education and transport have been deleted from the subsequent analysis since they have only an indirect bearing on the District Shopping Centre.

The following table assumes that the percentage

of expenditure on non-food items is much greater in the District Shopping Centre than in the neighbourhood shopping centre. The table shows the estimated percentage expenditure on different items in the District Shopping Centre.

**Table K.2: Estimated distribution of family's expenditure in the proposed District Shopping Centre**

Sl. No.	Item	Total Expenditure (in Rs.)	Expenditure in Districts (in percentage)	Expenditure in Districts (in Rs.)
1	Food	86.0	10.0	8.6
2	Cloth	25.7	50.0	12.8
3	General Merchandise	6.5	25.0	1.6
4	Miscellaneous	10.8	75.0	8.1
5	Miscellaneous (B)	10.8	75.0	8.1
	<b>TOTAL</b>	<b>139.8</b>	<b>..</b>	<b>39.2</b>

The estimated expenditure of Rs. 39.2 is approximately 18.0 per cent of the family's income to be spent in the District Shopping Centre. The rest would be spent in the neighbourhood shopping centres and in centres for which consumers have a preference.

The following table shows the total money spent during a month in this District Shopping Centre. The approximate number of families to be served at present is 48,000, which it is expected, would gradually reach a figure of 60,000 in 1961.

**Table K.3: Estimated total sales in the District Shopping Centre**

Sl. No.	Item	No. of families	Expenditure per family in Districts (in Rs.)	Total sales (in Rs.)
1	Food	60,000	8.6	516,000
2	Cloth	60,000	12.8	768,000
3	General Merchandise	60,000	1.6	96,000
4	Miscellaneous	60,000	8.1	486,000
5	Miscellaneous (B)	60,000	8.1	486,000
	<b>Total</b>	<b>60,000</b>	<b>39.2</b>	<b>2,352,000</b>

The number of shops of the floor area under different type of shops in any area depends upon the relative degree of profits. The location, the demand and the bargaining power—all these factors contribute to increase or decrease the profits. The following table shows the total

expenditure or the money spent on different items in the District Shopping Centre. It also shows the total profits on different items. Different rates of profits for different items have been assumed here.

**Table K.4: Distribution of estimated profits on different items with variable profit ratings**

Sl. No.	Item	Total money spent (in Rs.)	Percentage of Profit	Total profit (in Rs.)
1	Food	516,000	5.0	25,800
2	Cloth	768,000	10.0	76,800
3	General merchandise	96,000	15.0	14,400
4	Miscellaneous (A)	486,000	30.0	145,800
5	Miscellaneous (B)*	486,000	25.0	121,500
<b>Total</b>		<b>2,352,000</b>	<b>17.4</b>	<b>384,300</b>

\* Miscellaneous (B) has been deleted since it would appear in division B.

The last stage is to find out the tentative floor area which should be allotted to each category of shops. It depends upon the rent of the shop and the maintenance of the occupier. It must be made clear that there is no direct relation between the total profits and the floor area. However, considering the economic rent of land, the area under different type of shops would be as follows:

**Table K.5: Estimated floor area under different items**

Item	Estimated floor area (in square feet)
1. Food	12,800
2. Cloth	38,200
3. General merchandise	7,200
4. Miscellaneous (A)	72,500
	130,700

It is expected that 3 acres of land would be able to derive its economic rent and maintain the occupiers. This has been calculated on the assumption that Rs. 215 including the economic rent of the shops which is Rs. 21.5 (10.0 per cent of the total monthly household income) can economically support only 100 square feet of area. Different items can have different size of shops, which would ultimately depend upon the occupiers propensity to invest.

**(ii) Commercial and Professional Offices.**—They form an essential part of the shopping and business activities of any major centre.

A tentative list should include regular business offices, professionals including doctors, lawyers and

engineers, and even branches of insurance companies and banks' which are holding major business activities. 43,560 square feet, which can be divided proportionately, is the approximate floor area which can be earmarked for commercial and professional offices. The total number of employees would vary between 450 and 570, calculated at the rate of 75,100 square feet per employee. Further, if a provision of 10 employees per office is provided for, the number of offices would be roughly 50.

#### **(B) Sub-civic Centre:**

In a District Shopping Centre which is designed to serve 60,000 families, few municipal buildings, community centre and recreational facilities to be popularly known as sub-civic centre, must be located that will provide the rounded services of the daily requirements of the community life.

**(i) Public Service Functions.**—There are a minimum number of public services which must be organised on a district basis, if the centre is to function well. In large metropolitan areas, it is almost imperative to decentralise a number of functions, where the public can pay utility and tax bills, secure permits and licenses, and have access to public health clinics, in addition to the police and fire sub-stations. It will be worthwhile to outline some of the location criteria and other factors which effect the derivation of space requirements of branch facilities for public service functions. In general, branch municipal offices should be located near the focal point of several residential areas, preferably near the adjoining community and shopping centres. The site should be in the centre of the catchment area, and out of the path of retail expansion.

It should be in an area where there are good approaches, and adequate space for a pleasing grouping of buildings, for open green areas, for parking and sufficient space for the proper setting and symbolic treatment, normally associated with civic centres.

There must be a post office, enquiry offices for sanitary inspectors, for recording complaints of failure of electricity and water connection, police station, fire station, zonal municipal departments for collection of electricity and water bills, and taxes of a local nature. It might even have a zonal office of the urban community development of the Municipal Corporation.

All the above mentioned items would approximately cover a floor area of 0.75 acres. The area distribution is presented below. The offices will, in cost cases be situated on the first and subsequent floors.

**Table K.6: Estimated floor area under different public service functions**

Item	Estimated floor area (in square feet)
1. Municipal offices for sanitary inspectors etc	4,000
2. Municipal offices for collection of bills and taxes	4,000
3. Health clinics	5,000
4. Police station	5,000
5. Fire Station	5,000
6. Post office	4,000
7. Zonal office for the urban community development	5,000
	32,000

(ii) **Community Centre.**—In planning a District Shopping Centre, a community centre with recreational facilities must be provided.

This sector would include a municipality controlled multipurpose community hall for social cultural and official functions. This would have a cinema and restaurants. It can also include a museum of a smaller scale and a library.

The total floor area estimated for this sector is approximately 98,000 square feet or 2.25 acres. Out of this, approximately 20,000 square feet would be covered by the community hall, 58,000 square feet for cinema, restaurants and other recreational facilities, and 20,000 square feet for museum and library.

**Table K.7: Estimated floor area under different parts of community centre block**

Item	Estimated floor area (in square feet)
1. Community Hall	20,000
2. Museum	10,000
3. Library	10,000
4. Cinemas and restaurants	58,000
	98,000

Attractive landscaping of the space under parks and gardens is essential to provide an atmosphere of leisure so that people will be induced to sit and socialize.

**Sketch site Plan:**

The design of a shopping centre should be such as to introduce a feeling of intimacy and activity. The feeling of activity will be partly produced by the crowds using the shopping centre and it will be heightened by variety of shopping frontages and shop front design as shown in the design layout. The design is such as to accommodate different types of shops, some perhaps having narrow frontages, some having greater depth, and some having sales space on the upper floors. This shopping district will be devoted to pedestrians; the walking distances in these pedestrian ways will not be excessive; and again the maximum walking distance from vehicle to a shop will not be more than 300 yards. The proposed plan which envisages separate parking sector would make it a traffic free shopping centre.

In short, the district centre has been so designed as to bring in an atmosphere of interest, intimacy and activity. It will be an area where there are good approaches, and adequate space for a pleasing grouping of buildings, for open green areas, for parking

and sufficient space for the proper setting and symbolic treatment, normally associated with civic centres. It will be a place where people like to wander about, from shop to shop, free from traffic noise, to enjoy the variety of display, and to feel part of the shopping area.

The proposed site plan shows four major divisions in the District Shopping Centre—(i) Zonal municipal sector, (ii) Bazaars, created by small shops and big shops, (iii) Community centre or the plaza, (iv) Parking.

(i) **Zonal municipal sector.**—There are few municipal offices and other municipal buildings like the Police Station, Fire Brigade Health Clinic etc. on the north of the 100 feet wide Pusa Road and a multi-storeyed

block for other municipal offices on the other side of the road. (The ground floor of this block may be used as a bus terminus. The location for the bus terminus is suitable here because it will be very convenient for the people to distribute and reach their destinations without walking much distances). The atmosphere prevailing in this area will be different from the rest of the centre, being used only at an official level.

(ii) **Bazaars.**—These bazaars created by small shops and big shops will have a character of their own. Each bazaar will deal in a special trade, as for example the fancy bazaar, vegetable Bazar, the provision stores and so on. This one-storeyed block is placed right near the bus terminus so that the shopping in this particular area is not affected. Commercial office block with shops on the ground floor have been placed in such a way that the sub-division of these blocks becomes easy for the private owners to build separately, of course with due regard to the elevation control and other bye-laws. The varying heights of the blocks will break the monotony in the general massing seen at different points.

(iii) **Community centre.**—This will be the main ‘get-together’ place with green beds and shady trees on the paved mall surrounded by a group of recreation buildings, medium shops and big shops. The medium and the big shops will have commercial offices on the upper floors. The plots on these shopping blocks will be built by private individuals.

(iv) **Parking.**—About 10 acres which is 40 per cent of the total land, have been left all around the centre for parking. This almost coincides with the standard laid down in a recent report “Development Proposals of Central Secretariat Complex”, prepared by the Town Planning Organisation. It has been so planned as to enable everyone to park as near to his shopping place as possible. 29 per cent of the total area are for the access roads, pedestrian ways, necessary set backs and landscaping. This too conforms with the standards laid down in the above mentioned report.

**Orientation :**

Most of the multi-storeyed blocks have been placed in such a way that they get the N—S orientation.

Following is a brief description of different blocks to be used for different purposes, giving the area covered and the floor area :—

**Block No. 1.**—12 and 11 lots respectively of 30’X 60’ size are to be built by the individual owners. Height is to

be six storeys and the elevation to be controlled. Medium shops of 15’ X 45’ will be placed on ground floor, while the upper floors will have commercial offices.

	Square feet
11. Unit block	
Area covered	19,800
Floor space used as commercial offices	66,000
12. Unit block	
Area covered	21,600
Floor space used as commercial offices	72,000

**Block No. 2.**—Block 2 is to be built by the individual owners on lots of 30’ X 100’ size. Height is to be two storeys and elevations controlled. Big shops of 30’ X 80’ will be placed on the ground floor, and the upper floors will have commercial offices.

	Square feet
Area covered by each block	36,000
Floor space used as commercial offices on first floor	24,000

**Block No. 3.**—This block will be municipality built, six storeys high, and is to be used entirely for municipal offices. The ground floor of the block placed on the 100’ wide road is to be used as bus terminus.

	Square feet
Area covered by the bus terminus block	24,000
Floor space used as municipal offices	21,000
Area covered by the municipal block	15,000

**Block No. 4.**—

	Square feet
Small shop 10’ x 10’ grouped around small bazars.	
Area covered	46,000

**Block No. 5, 6 and 7.**—

	Square feet
Cinema hall Capacity 1000; area covered	10,000
Multipurpose Hall Capacity 700; area covered	7,000
Restaurant area covered	3,500

**Block No. 8.**—This will be a two storeyed block to be used as a local police station.

	Square feet
Area covered	1,200
Floor space used as the offices	20,400

**Block No. 9.**—This will be a four storeyed

municipality office block having Fire Brigade Station on the ground and the first floors and other municipality offices on the rest.

per acre, and development cost at Rs. 20,000 per acre. The construction cost is expected to be approximately Rs. 12 per square feet. The total cost would be as follows: —

	Square feet
Area covered	8,400
Floor space used as the offices	33,600

Cost	(In Rs.)
Land costs for 24 acres	7,20,000
Development costs for 24 acres	4,80,000
Construction costs for 11.4 acres (Total floor area).	59,59,000
<b>TOTAL COST</b>	<b>71,59,000</b>

### Cost analysis of the District Shopping Centre:

Land acquisition cost has been estimated at Rs. 30,000

**Table K.2: Estimated distribution of family's expenditure in the proposed District Shopping Centre**

Sector	No. of shops	Size	Carpet area	Lot area	Area of all floor (in acres)	Building covered area (in acres)	Parking area (in acres)
			sq.ft	sq.ft			
1. Shopping:—							
(a) Small shops	200	10' x 10'	100	20,000			
(b) Medium shops	46	15' x 45'	675	31,050			
(c) Bigger shops	24	30' x 80'	2,400	57,600			
<b>TOTAL</b>	<b>270</b>	<b>..</b>	<b>..</b>	<b>1,80,650</b>	<b>2.7</b>	<b>3.00</b>	<b>4.5</b>
2. Cinemas and Restaurants				20,000	0.7	1.25	0.5
3. Commercial offices over the shops					4.0	1.00	2.5
4. Municipal offices and community facilities etc.					4.0	1.75	2.5
						7.00	10.0
Pedestrian circulation, Plazas and Landscaping							7.0
<b>TOTAL SITE</b>							<b>24.0</b>

# NOTES ON NIZAMUDDIN MONUMENTS AREA AND RECREATION IN S.W. EXTENSION LAKE ON KITCHNER ROAD

## Nizamuddin Monuments Area:

Hazrat Nizamuddin established this place in the 13th century and the numerous tombs in the vicinity are those of his followers. An urs is held in November every year when the followers bathe in the holy tank and pay homage to the Saint.

The area contains monuments and tombs scattered all over.

In the landscape layout, each monument is connected and made accessible by a system of paths. A motorable road gives access to the most popular monuments. Here, parking facilities are provided for cars, so that the rest of the area is safe for free movement of the visitors. The remaining open spaces are proposed for use for picnicking, resting etc. Public conveniences have been provided.

In this layout, a new highway that will pass over the rail-way track and across the Yamuna has been incorporated: This new alignment necessitated the resiting of portions of Sunder Nursery, Zoological park and Camping area for scouts.

The existing road running to the south of Humayun's Tomb, has been extended to give access to the Wireless Station.

The monuments will have to be restored by the Archaeological Department. Although no changes in the layout around Humayun's Tomb have been indicated, a proposal has been made to improve the parks in the Arab-ki-Sarai, lying immediately to the South West of Humayun's Tomb.

## Recreation Area in South-Western Extension:

The large scale residential development by Government

in this area is under construction. At this stage the landscape layout has been based on the total needs of the area.

The terrain is undulating and a nalla runs through the middle of the site. This nalla is at present dry. But the large scale construction of residences will retain the surface water and thus flood the nalla.

## Proposal:

The main facilities proposed to be provided are:

- (i) play-fields for the schools as well as for the general public;
- (ii) a children's park;
- (iii) a swimming pool and boating area;
- (iv) a nursery;
- (v) an open air theatre with the requisite car parking facility;
- (vi) foot-paths along the nalla and also to give access to the above facilities;
- (vii) picnic areas and open parks for passive recreation. Religious buildings will create interesting spots within this park;
- (viii) a cycle-track running through the park.

## Lake on Kitchner Road:

This area has been chosen to demonstrate the restoration of a quarried tract on Kitchner Road. This area is owned mostly by the Defence Ministry and partly under the railway.

The total area of the lake would be 19.4 acres and it will provide for boating and swimming. The land around should have provision for pleasure drives, restaurants, picnic spots and on an aquarium. There will be two entrances with parking bays within the park.

## APPENDIX - M

# PERSONS WHO FILED OBJECTIONS AND SUGGESTIONS TO THE DRAFT MASTER PLAN FOR DELHI

Sl. No.	Name of the objector, etc.
1	Serai Rohilla Factories Association, Shazada Bagh, Serai Rohilla, Delhi.
2	Delhi Factory Owner's Association, Delhi.
3	Shri Sunder Lal Sharma, Superintendent of Cash, New Delhi Municipal Committee, New Delhi.
4	Inder Lok Residents and Plot Holders Association, Old Rohtak Road, Delhi-6.
5	Shri Bodh Raj, The Multan Co-operative House Building Society Ltd., New Multan Nagar, Shakur Basti, Delhi.
6	Honorary Secretary, The Preet Nagar Co-operative House Building Society Ltd., XI/2531/32, Tiraha Beram Khan, Daryaganj, Delhi.
7	Serai Rohilla Factories Association, Shazada Bagh, Serai Rohilla, Delhi.
8	Dr. Sushila Nair, M.P., 1, Curzon Lane, New Delhi.
9	Shri Bodh Raj, President, The Multan Co-operative House Building Society, Shakur Basti, Delhi
10	Shri D. V. Kulkarni, Director of Social Welfare, Delhi Administration, Delhi.
11	Hony. Secretary, Delhi Motor Traders Association, Delhi-6.
12	Dr. Roshan Lal Kalia, XVII/2567, Shiv Mandir Street, Shadipura Delhi-12.
13	Shri M. Mujeeb, Jamia Millia Islamia, Jamia Nagar, New Delhi.
14	Shri Chitto Das, No. 1772, Brahaman Gali, Sohan Ganj, Subzi Mandi Delhi.
15	Shri Kanti Lal R. Parikh, Chandni Chowk, Delhi.
16	Shri Krishan Lal, II-K/27, Lajpat Nagar, New Delhi.
17	The Serai Rohilla Factories Association, Shazadawala Bagh, Serai Rohilla, Delhi.
18	Shri Hashim, Director, Jamia Rural Institute, Jamia Nagar, New Delhi.
19	Shri Nangpal, Under Secretary, Delhi Administration, Delhi.
20	Dr. D. P. Batra, Secretary, Inder Lok Welfare Association, Old Rohtak Road, Delhi-6.

Sl. No.	Name of the objector, etc.
21	Shri Bhur Dutt, Mukim Pura, Subzimandi, Delhi.
22	Sardar Tej Partap Singh, Land Lord, 23, Bara Khamba Road, New delhi
23	Shri Bal Kishan Sewak, Anand Nagar, Plot/House Owners' Association Old Rohtak Road, Delhi.
24	Shri D. G. Bhagat, Deputy Consulting Engineer, Ministry of Transport & Communications, Jam Nagar House, New Delhi.
25	Dr. D. P. Bhatia, Inder Lok Residents & Plot Owners' Association Old Rohtak Road, Delhi-6.
26	Shri J. S. Gupta, Secretary, Gram Sudhar Yuvak Sabha, 4-Ram Bhavan Shakur Pur, Delhi.
27	Secretary, Lake View Enclave Co-operative House Building Society, 15/1-Asaf Ali Road, New Delhi.
28	As in Sl. No. 26.
29	As in Sl. No. 26.
30	Shri Ami Chand, Plot No. 1, Sidhora Kalan Basti, Railway Chowk No. 2, Delhi-6.
31	Shri Jai Ram, Plot No. 2.
32	Shri Pancham Singh Yadav, Plot No. 3.
33	Shri Kanaya Lal, Plot No. 3.
34	Shri Kanaya Lal, Plot No. 4.
35	Shri Kanaya Lal Plot No. 5.
36	Shri Shiv Kumar, Plot No. 6.
37	Shri Jagat Singh, Plot No. 7.
38	Shri Kishan Lal, Plot No. 7.
39	Shri Prahalad Singh, Plot No. 8.
40	Shri Kushi Ram Kaushik, Plot No. 10/67.
41	Shri Harbans Anand, Plot No. 11.
42	Shri Chandravati Das, Plot No. 15.
43	Shri Kartar Singh, Plot No. 16.
44	Shri Mithan Lal, Plot No. 18.
45	Shri Morari Lal. Plot No. 19.
46	Shri Chuni Lal, Plot No. 23.
47	Shri Pyari Lal, Plot No. 23.
48	Shri Lekh Raj, Plot No. 25.

Sl. No.	Name of the objector, etc.
49	Shri Nityanand Sharma, Plot No. 26.
50	Shri Chattar Singh, Plot No. 35.
51	Shri Bua Ditta, Plot No. 38.
52	Shri Prahalad Singh, Plot No. 39.
53	Shri Mukhtiar Singh, Plot No. 41.
54	Shri Bir Randir Singh, Plot. 42.
55	Shri Pathasi Dass, Plot No. 43.
56	Shri O. P. Sharma, Plot No. 44.
57	Shri Kushi Ram Kaushik, Plot No. 45.
58	Shri Shiv Prakash Khosla, Plot No. 47.
59	Shri Baljit & Chowli, Plot No. 48.
60	Shri Shanti Dass, Plot No. 75.
61	Shakuntali & Shanti Das, Plot No. 76.
62	Shri Shri Kishan, Plot No. 76.
63	Shri Raghbir Chand, Plot No. 77.
64	Shri Rani Nandan, Plot No. 78.
65	Plot No. 79.
66	Shri Bir Randir Singh, Plot No. 80.
67	Shri Dand Paul, Plot No. 1.
68	Shri Baldev Singh, Plot No. 1.
69	Shri Mohan Lal, Plot No. 1.
70	Shri Khub Lal, Plot No. 1.
71	Shri Munshi Lal, Plot No. 1.
72	Shri Kanaiya Lal, Plot No. 1.
73	Shri Rasab Singh, Plot No. 1.
74	Shri Lajpat Rai, Plot No. 1.
75	Shri Praduman Singh, Plot No. 1.
76	Shri Behari Lal, Plot No. 1.
77	Shri Brij Kishan, Plot No. 1.
78	Shri Mohan Singh, Plot No. 1.
79	Shri Hara Singh, Plot No. 1.
80	Shri Murari Shah Dixit, Plot No. 1.
81	Shri Dharam Paul, Plot No. 1.
82	Shri Krishan Kumar, Plot No. 1.
83	Shri Ram Sarup, Plot No. 237/3.
84	Shri Ram Sarup Dixit, Plot No. 1.
85	Shri Ami Chand, Plot No. 237/3.
86	Shri Satya Narain, Plot No. 237/5.
87	Shri Manohar Lal Sharma, 234/16.
88	Shri Balakishan Dass Sharma, Plot No. 237/1.
89	Shri Sumitra Dayal, Plot No. 237/3.
90	Shri Shri Ram, Plot No. 237/2.
91	Shri Udal Singh, Plot No. 238/6.
92	Shri Nathi Lal, Plot No. 3-4-5.
93	Shri Hawat Ram, Plot No. 3-4-5.

Sl. No.	Name of the objector, etc.
94	Shri Munshi Lal, Plot No. 3-4-5.
95	Shri Mangal Chand, Plot No. 3-4-5.
96	Shri Kali Charan, Plot No. 3-4-5.
97	Shri Sita Ram, Plot No. 3-4-5.
98	Shri Kunji Hari, Plot No. 3-4-5.
99	Shri Pitambar, Plot No. 3-4-5.
100	Shri Raja Ram, Plot No. 3-4-5.
101	Shri Mool Chand, Plot No. 3-4-5.
102	Shri Sukh Ram, Plot No. 3-4-5.
103	Shri Piyare Lal, Plot No. 3-4-5.
104	Illegible, Plot No. 3-4-5.
105	Shri Piyare Lal, Plot No. 3-4-5.
106	Shri Ram Sarup, Plot No. 3-4-5.
107	Shri Sita Ram, Plot No. 3-4-5.
108	Shri Chaman Lal, Plot No. 3-4-5.
109	Shri Buni Ram, Plot No. 3-4-5.
110	Shri Ram Sarup, Plot No. 3-4-5.
111	Shri Moti Lal, Plot No. 6.
112	Illegible, Plot No. 10.
113	Shri Hari Singh, House No. 10/67
114	Shri Munna Lal, House No. 10/67.
115	Shri Gobui Persad Sharma.
116	Shri Dev Nathu Singh, House No. 10/67.
117	Shri Dooli Chand, House No. 10/67.
118	Shri Shakuntala Kaushi, Plot No. 10/67 to 69.
119	Shri Kanaya Lal, Plot No. 11.
120	Shri Raj Ram, Plot No. 12.
121	Illegible, Plot No. 12.
122	Shri Rewati Pershad, Plot No. 14.
123	Shri Ami Chand, Plot No. 25.
124	Shri Amar Singh, Plot No. 21.
125	Shri Fateh Chand, Plot No. 25.
126	Shri Balbir Singh, Plot No. 25.
127	Shri Khaili Ram, Plot No. 36.
128	Shri Liladar Master, Plot No. 44.
129	Shri Charan Singh, Plot No. 49.
130	Shri Kalu Ram, Plot No. 49.
131	Illegible, Plot No. 79.
132	Shri Parmesh Sri Dass, Plot No. 44.
133	Shri Piyare Lal, Plot No. 44.
134	Shri M. D. Raman, Plot No. 44.
135	Shri Ram Paul Sharma, Plot No. 48.
136	Shri Tej Pal Singh, Plot No. 48.
137	Shri Makhan Singh, Plot No. 48.
138	Shri Shankar Lal, Plot No. 48.

Sl. No.	Name of the objector, etc.
139	Shri Brij Nandan Sharma, Plot No. 48.
140	Shri Manohar Lal, Plot No. 48.
141	Shri Ginda Lal, Plot No. 48.
142	Shri S. D. Sharma, Plot No. 48.
143	Shri Banu Ram, No. nil (Kucha Bhagwan).
144	Shri Kishan Lal (K. B. Dass).
145	Shri Puran Singh, (K. B. Dass).
146	Shri Raj Paul, (K. B. Dass).
147	Shri Mam Chand, (K. B. Dass).
148	Shri Chandji, (K. B. Dass).
149	Shri Pran Singh, (K. B. Dass).
150	Shri Ramji Lal, (K. B. Dass).
151	Shri Ram Sarup, (K. B. Dass).
152	Shri Bakshi Ram, (K. B. Dass).
153	Shri Jora Lal, (K. B. Dass).
154	Shri Karam Singh, (K. B. Dass).
155	Shri Nanu Mal, (K. B. Dass).
156	Shri Datta Ram, (K. B. D.).
157	Shri Dillu Mal, (K. B. D.).
158	Shri Ram Kishan, (K. B. D.).
159	Shri Kanaiya Lal, (K. B. D.).
160	Shri Sital Ram, (K. B. D.).
161	Shri Naraini Lal, (K. B. D.).
162	Shri Nathu, (K. B. D.).
163	Shri Ami Chand, (K. B. D.).
164	Shri Budev Prasad, (K. B. D.).
165	Illegible, (K. B. D.).
166	Shri Lahore Mal, (K. B. D.).
167	Shri Kishan Lal, (K. B. D.).
168	Shri Mihi Lal, (K. B. D.).
169	Shri Madav Singh, (K. B. D.).
170	Shri Jaganath, (K. B. D.).
171	Shri Ghose Lal, (K. B. D.).
172	Shri Chandan Singh, (K. B. D.).
173	Shri Des Ram, (K. B. D.).
174	Shri Chander Bhan, (K. B. D.).
175	Shri Shyam Sunder, (K. B. D.).
176	Shri Tula Ram, (K. B. D.).
177	Shri Kalyan, (K. B. D.).
178	Shri Kali Charan, (K. B. D.).
179	Shri Budev Parsad, (K. B. D.).
180	Shri Balu Lal, (K. B. D.).
181	Shri Prima, (K. B. D.).
182	Shri Bhaju Nath, (K. B. D.).
183	Shri Piyare Lal, (K. B. D.).

Sl. No.	Name of the objector, etc.
184	Shri Tulsi Parsad, (K. B. D.).
185	Shri Hari Parsad, (K. B. D.).
186	Shri Cheth Ram, (K. B. D.).
187	Shri Babu Lal, (K. B. D.).
188	Shri Nanak, (K. B. D.).
189	Shri Mohan Singh, Plot No. 11.
190	Shri Afthu, Plot No. 11.
191	Shri Chander, (K. B. D.).
192	Shri Raghu Nand, (K. B. D.).
193	Shri Munshi Ram, (K. B. D.).
194	Shri Budev Parsad, (K. B. D.).
195	Shri Hira Lal, (K. B. D.).
196	Shri Jugal Kishore, (K. B. D.).
197	Shri Shankar, (K. B. D.).
198	Shri Doodh Singh, (K. B. D.).
199	Shri Raj Lal, (K. B. D.).
200	Shri Jagan Singh, (K. B. D.).
201	Shri Dulax, (K. B. D.).
202	Shri Dori Lal, House No. 3-4-5.
203	Shri Kundan Lal, International College, Industrial Corporation, 16- Factory Area, Tilak Nagar, New Delhi.
204	Shri Behari Lal, 1714-Sohan Ganj, Subzimandi, Delhi.
205	Secretary, Old Sharda Puri Colony, Delhi-15.
206	Secretary (Hony.), The Refugee Welfare and Vigilance Association, Tilak Nagar, New Delhi-18.
207	Residents of the Sidhora Kalan.
208	Shri Jagan Nath Sharma, Plot Owner Association, Vishwash Nagar.
209	Plot Holders & Residents of Shri Ram Nagar, G. T. Road, Delhi- Shahdara.
210	The Residents of Sri Nagar Colony, Near Bharat Nagar, Subzimandi, Delhi.
211	Shri D. D. Sharma, Delhi Chemical & Pramu Works, 4, Daryaganj, Delhi.
212	Residents of Sidhora Kalan.
213	Lt. Col. Sukhbir Singh, Asstt. Adjutant General, Adjutant Gen's Br. Army Head Quarters, New Delhi.
214	Shri Mohar Singh, House No. 1670, Mohalla Sohan-ganj, Subzimandi, Delhi.
215	Shri Bansi Dar Gupta, President, 256/1-Padam Nagar, Old Rohtak Road, Delhi-6.
216	Shri Dev. Dutt Sharma, House No. 1731, Mohalla Sohan-ganj, Subzimandi, Delhi.
217	Shri Dharam Dass, Lake View Enclave Co-operative House Building Society Ltd., 15/1, Asaf Ali Road, New Delhi.

Sl. No.	Name of the objector, etc.
218	Shri K. L. Dewan, 4936, Phoota Road, Sadar Bazar, Delhi.
219	Secretary, Lake View Enclave Co-operative House Building Society Ltd., 15/1-Asaf Ali Road, New Delhi.
220	Shri Badhwar, Badhwar & Co., Importers and Exporters, G.T. Road.
221	Shri Nohiria Ram, C/o 9, Flat Shankar Market, Connaught Circus, New Delhi.
222	Delhi Fruit Products Manufacturing Association, Khari Baoli, De
223	Anand Parbhat Small Industries Association, 50/16, New Rohtak Road, Delhi-5.
224	Shri Ji Gopal Gaur, House No. 1710, Mohalla Sohan Ganj, Subzimandi, Delhi.
225	Shri Bagat Ram Sarni, House No. 8B, Srinagar Colony, Subzimandi, Delhi.
226	226 Shri B. L. Bhat Nagar, House No. 1698, Sohan Ganj, Subzimandi, Delhi.
227	Shri Manakar Dev., House No. 10, Srinagar Colony, Subzimandi, Delhi-6.
228	Shri Dharam Dev, House No. 10, Srinagar Colony, Subzimandi, Delhi.
229	Shri Rulsi Dass, House No. 19, Srinagar Colony, Subzimandi, Delhi,
229 (a)	Shri Jai Dev, House No. 10, Srinagar Colony, Subzimandi, Delhi.
230	Shri Naval Prabhakar, Anand Parbat Small Industries Association 50/16, New Rohtak Road, Delhi-5.
231	Shri Dwaraka Nath Sodhi, House No. 9, Srinagar Colony, Subzimandi* Delhi-6.
232	Chairman, Town Planning Organization, New Delhi.
233	Shri Balwant Singh, WZ/31, Saraswati Garden, Near-Ramesh Nagar, Najafgarh Road, New Delhi.
234	Shri D. Hejmadi, Deputy Secretary to the Government of India, Ministry of Commerce and Industry.
235	Lake View Enclave Co-operative House Building Society Ltd., 15/1, Asaf Ali Road, New Delhi.
236	Mrs. Sumitra Krihsna, S.J.T.B. Hospital, Kingsway Camp, Delhi.
237	Illegible, 42-Ashok Road, New Delhi.
238	Shri Mehtab Singh, House No. 46, Srinagar Colony, Subzimandi, Delhi.
239	Rajender Singh Boota Singh, House No. 38, Srinagar Colony, Subzimandi, Delhi.
240	Shri Ram Kishan, Sita Ram, 16-Srinagar Colony, Subzimandi, Delhi.
241	Shri Madan Lal, House No. 48, Srinagar Colony, Subzimandi, Delhi.

Sl. No.	Name of the objector, etc.
242	Shri Harbans Singh, House No. 50, Srinagar Colony, Subzimandi, Delhi.
243	Shrimati Ved Kumari, No. 54-Srinagar Colony, Subzimandi, Delhi.
244	Shri Amar Nath, 4936, Poota Road, Sadar Bazar, Delhi.
245	Shri Mulk Raj Chopra, Mohalla Sudhar Samiti, XV/11152, Motia Khan, Delhi.
246	Shri Jai Pal Singh, W.Z. 28, Saraswati Garden, New Delhi.
247	Shri Lal Singh, House No. 1, Srinagar Colony, Subzimandi, Delhi,
248	Shri Jai Ram, House No. 5, Srinagar Colony, Subzimandi, Delhi.
249	Saistry Vig, Member, Lake View Enclave House Building Co-operative Society.
250	Shri Mool Chand, Member, L.V.H.B.L. Society.
251	Shri Sethi, Member, L.V.E.H.B.L. Society.
252	Shri Krishan Lal Sharma, Member, L.V.E.H.B.L. Society.
253	Shri Parvathi Dass, House No. 23, Srinagar Colony, Subzimandi, Delhi.
254	Shri Gerhar Lal, B. Kalak, Member, Lake View Enclave House Building Co-operative Society.
255	Shri Ram Sarup, Member, L.V.E.H.B.C. Society.
256	Santosh Mathur, Member, L.V.E.H.B. Society.
257	Secretary, Rajouri Garden, B. Block Residents Association, Rajouri Garden, New Delhi.
258	Shri L.N. Sud, Mathura Road, Badarpur, New Delhi.
259	Shri Krishan Narain Kapoor, The Capital Electric Co., Chandni Chowk, Delhi-6.
260	Shri J. R. Jindal, Shahdara Manufacturers Association, G.T. Road, Delhi-Shahdara.
261	Shri Harbans Lal Dutt, 28, Shri Ram Road, Delhi.
262	Lilawati, 26-B, Inder Lok, Near Zakhira, Delhi.
263	The Member, Sadhora Kalan Village Society, Railway Chowk No. Shakti Nagar, Delhi.
264	The General Secretary, Refugee Welfare and Vigilance Association, 12/34, Tilak Nagar, Delhi.
265	The Residents of Srinagar Colony, Near Bharat Nagar, Subzimandi, Delhi.
266	The Commissioner, Municipal Corporation of Delhi, Delhi.
267	The Secretary, Lake View Enclave Co-operative House Building Society,
268	The Proprietor, Badhwar & Co., Delhi, Shahdara.
269	Shri H. L. Sethi, C/o Shalamar Motor Works, Shalimar Road, Jammu Tawi (J. & IC.).
270	Visha Ram Vaish, Member, Lake View Enclave House Building Society

Sl. No.	Name of the objector, etc.
271	Sudarshan Vedi, Member, L.V.E.H.B. Society.
272	Shri Multan Singh Jani, Member, L.V.E.H.B. Society.
273	Shri Bansi Das Gupta, President, Padam Nagar Vikas Mandal, 1-Under Hill Lane, Civil Lines.
274	Shri V. N. Nigam, U. S. to the Govt of India, Ministry of Food & Agriculture.
275	Shri P. C. Gulati, 10-B, Ganga Ram Hospital Marg, New Delhi.
276	Shri Suraj Bal, No. 1639, Sohan Ganj, Subzimandi, Delhi.
277	Shri Harish Chandra, Banjahi, 1050, Sohan Ganj, Subzimandi, Delhi.
278	The Secretary, Tulsi Nagar Residents Association, Old Rohtak Road, Serai Rohilla, Delhi.
279	Residents of Srinagar Colony, Subzimandi, Delhi-6.
280	Shri K. L. Sharma, President, Sohan Ganj, Residents Association.
281	(1) Sudershan Kumari, 41-Goptal Nagar, Majitha Road, Amritsar (2) Shmt. Ajit Kaur, 41-Goptal Nagar, Majitha Road, Amritsar. (3) Shri Dina Nath Artist, Kungra Wala Gate, Jullundur.
282	Shri Balbir Singh Saigal, Engineer-Member, Delhi Development Authority, New Delhi.
283	Shri Krishan Lal, II-K/27, Lajpat Nagar, New Delhi.
284	Shri Jagan Nath Singh, B-14, Saraswati Garden, New Delhi-15.
285	Shri Mela Singh, 14-B, Saraswati Garden, New Delhi.
286	Vice-President, Lake View Enclave House Building Co-operative Society.
287	Mohinder Singh, Member, L.V.E.H.B.C. Society, New Delhi.
288	Saroj Bala Bhatia, Member, L.V.E.H.B.C. Society, New Delhi.
289	Illegible, Member, L.V.E.H.B.C. Society, New Delhi.
290	Secretary, L.V.E.H.B.C. Society, New Delhi.
291	Secretary, L.V.E.H.B.C. Society, New Delhi.
292	Shri Mulakh Raj Chopra, President, Mohalla Sudhar Samiti, Motia Khan, Delhi.
293	Mohalla Swasthya Committee, Ranjit Nagar, Delhi Through T.P.O.
294	Secretary, Lake View Enclave House Building Society, through Ministry of Health.
295	Secretary, Lake View Enclave House Building Co-operative Society.
296	Secretary, Lake View Enclave House Building Co-operative Society.
297	Shri Krishan Rai, Lake View Enclave House Building Co-operative Society.

Sl. No.	Name of the objector, etc.
298	Shri G. S. Chadha, L.V.E.H.B.C. Society.
299	Mrs. K. Onamakon, L.V.E.H.B.C. Society.
300	Shri B. L. Bhargava, L.V.E.H.B.C. Society.
301	Shyam Kumari, L.V.E.H.B.C. Society.
302	B. B. L. Jain, L.V.E.H.B.C. Society.
303	Rameshwar Aggarwal, L.B.E.H.B.C. Society.
304	Shri Jugal Behari, L.V.E.H.B.C. Society.
305	Shri Hans Raj, L.V.E.H.B.C. Society.
306	Shri Ram Dass Joshi, L.V.E.H.B.C. Society.
307	Shri Nand Lal Sharma, L.V.E.H.B.C. Society.
308	Shri Krishan Lal Malhotra, 21, Cohteel Lane, Delhi.
309	Shri D. N. Gupta, 26-Mittai Road, New Delhi.
310	Urmila Devi & Kishan Devi, 4831, Deputy Ganj, Sadar Bazar, Delhi,
311	Secretary, Mohalla Sudhar Committee, Basti Azad Nagar.
312	Residents of Srinagar Colony near Bharat Nagar, Subzimandi, Delhi.
313	M/s. Delhi Chemists & Pharmaceutical Works, 4-Daryaganj, Delhi, and Others.
314	Shmt. Urmila Devi & Kishan Devi, Deputy Ganj, Delhi.
315	The Gujranwala House Building Co-operative Society Ltd., Kothi No. 8, Mubarak Bagh, G.T. Road, Azadpur.
316	M/s. Ratan Chand & Rikhab Chand Jain, through Joginder Nath, 189, Katra Baryan, Fatehpuri, Delhi.
317	Seth Munna Lal & Sons, House No. 22, Ferozshah Road, New Delhi.
318	Bela Road Ice Factory Association, C/o. The Crystal Ice Factory (P.) Ltd., 20-Upper Bela Road, Delhi.
319	Seth Munna Lal & Sons, 22-Ferozshah Road, New Delhi.
320	H. D. S. Khara, 75-E, Timar Pur, Delhi.
321	Shri J. S. Grewal, C.O.D., Delhi Cantt.
322	Hoshiar Singh, Wearwell Cycle Co. Faridabad.
323	Sita Ram Misra, C/o Shyam Sunder Sishi, P.O. Birti Lines, Delhi.
324	Illegible, 25, Clive Square, New Delhi.
325	Shri Krishan Lal Rodhe, II-K/27, Lajpat Nagar, New Delhi.
326	Shri M. L. Verma, 671, Kotla Mubarakpur, New Delhi.
327	Smt. Lilawati, 26-B, Tadurpur, Near Zakhira, Delhi.
328	Surat Singh Yadav, President, Shadipur-Khampur Sahiyog Sabha, New Delhi.
329	Tulsi Nath, President, Shree Sanatan Dharam Sabha, Shankar Road, Rajinder Nagar, Delhi.
330	F. M. Kewalramni, Plaza Cinema Building, Connaught Place, New Delhi.

Sl. No.	Name of the objector, etc.
331	Proprietor, Pelican Ceramic Industries, Mehapalpur, Delhi State.
332	M/s. Capital Tent House, 4466, Maln Bazar, Paharganj, Delhi.
333	Illegible, Old Rohtak Road, Delhi.
334	Watch Co. Textile Printing Mills, Old Rohtak Road, Delhi.
335	Kumar Soap Mills, Old Rohtak Road, Delhi.
336	Central Soap Mill, Old Rohtak Road, Delhi.
337	The Attock Industries, Old Rohtak Road, Delhi.
338	Jullundur Body Builders, Old Rohtak Road, Delhi.
339	Kraft Industries, Old Rohtak Road, Delhi.
340	M/s. Porcelain Appliances Industries, Old Rohtak Road, Delhi.
341	M/s. Mirpur Engineering Works, Old Rohtak Road, Delhi.
342	Raja Foundries Works, Old Rohtak Road, Delhi.
343	Raj Pal Cycle Industries, Old Rohtak Road, Delhi.
344	New Light Manufacturing Co., Old Rohtak Road, Delhi.
345	S. D. Nanda & Sons, Old Rohtak Road, Delhi.
346	V. S. Chopra Engineering, Old Rohtak Road, Delhi.
347	Jaya (P) Ltd., Old Rohtak Road, Delhi.
348	British Machinery Suppliers Co., Old Rohtak Road, Delhi.
349	The Gurdip Singh Mechanic & Welding Works, Old Rohtak Road, Delhi.
350	Mehta Offset Works, Old Rohtak Road, Delhi.
351	Capital Cycle Industries, Old Rohtak Road, Delhi.
352	Shell Steel Rolling Works, Old Rohtak Road, Delhi.
353	Idle Piston Manufacturing Co., Old Rohtak Road, Delhi.
354	Lakshmi Foundry Works, Old Rohtak Road, Delhi.
355	British Rubber Works, Old Rohtak Road, Delhi.
356	Shakti Textiles & Finishing Mills, Old Rohtak Road, Delhi.
357	Delite Rubber Industries, Old Rohtak Road, Delhi.
358	India Oil & Machinery Store Co., Old Rohtak Road, Delhi.
359	M/s. Ganga Singh Ajit Singh, Old Rohtak Road, Delhi.
360	Insulation & Electrical Products, Old Rohtak Road, Delhi.
361	Wishwa Karma Potters Shop, Old Rohtak Road, Delhi.
362	Baldev Chemical Works, Old Rohtak Road, Delhi.
363	Jeet Machine Tools, Old Rohtak Road, Delhi.
364	Universal Technical Corporation, Old Rohtak Road, Delhi.

Sl. No.	Name of the objector, etc.
365	Umesh Industries, Old Rohtak Road, Delhi.
366	Erose Industries, Old Rohtak Road, Delhi.
367	Atlas Chemical Works, Old Rohtak Road, Delhi.
368	Manager, Jai Hind Secondary School, Sadar Thana Road, Delhi.
369	Muni Lal Bajaj & Co., Srikiwan, Delhi.
370	Gobind Ashram, G. T. Road, Shahdara.
371	V. Sanjiva Rao, 105/1, Railway Quarter, Minto Road, New Delhi.
372	Raja Ram Malik, T/5339, 8-A, Block W.E. Area, New Delhi.
373	Mohan Small Industries Co-operative Service Society Ltd., New Delhi.
374	Raghupati Sharma, House No. 1733, Sohanganj, Subzi- mandi, Delhi.
375	Shri Narsingh Dass, 815-Katra Neel, Chandni Chowk, Delhi.
376	Director of Industries & Labour, 1-Rajpur Road, Delhi.
377	Preet Nagar Co-operative House Building Limited, Daryaganj, Delhi.
378	Plot Holders Association, Sunlight Estate Factory Road, New Delhi.
379	Principal, St. Stephen's College, New Delhi.
380	National Cold Storage & Refrigeration (P) Ltd., Subzi- mandi Chowk, Delhi.
381	National Cold Storage and Refrigeration (P) Ltd., Subzi- mandi, Delhi.
382	Federation of Associations Traders & Industrialists of Motia Khan, Delhi.
383	Refugee Co-operative House Society Ltd., Rohtak Road, Mile 5, Punjabi Bagh, Delhi.
384	Shri V. N. Awasthee.
385	Shri Goverdhan Lal.
386	Shri Babulal Mudgal.
387	V. M. Awasthee.
388	H. C. Jain.
389	Jain Optical Industries.
390	Daira IsMall Khan Co-operative House Building Society Ltd., Motia Khan.
391	President, Displaced Merchants & Co-operative House Building Society.
392	President, Displaced Merchants & Co-operative House Building Society.
393	Mohanlal Khanna.
394	Grover & Sons.
395	Kishan Chand Raja Mall Sharma.
396	Krishan Kumari.
397	G. B. Anand, Dehat Sudhar Samiti, U.P.

Sl. No.	Name of the objector, etc.
398	Kamala Rani.
399	Motia Khan Small Scale Industries Association, Motia Khan, Delhi.
400	New India Industrial Corporation Ltd.
401	Prem Ice Factory.
402	Ministry of Works, Housing & Supply, New Delhi.
403	Director of Industries & Labour.
404	Motia Khan Traders & Industries Association.
405	Delhi Dayal Bagh Co-operative House Building Society.
406	Delhi Parsee Anjuman.
407	E.P. Railway & Rehabilitation Building Co-operative Society Ltd.
408	Vishwash Nagar House Welfare Association, Delhi-Shahdara.
409	Refugee Traders & Industries Co-operative House Building Society Loha Mandi.
410	Punjab Frontier House Building Society, 37-E.P., Nagar.
411	State Bank of India Employees Co-operative House Building Society,
412	Shri Kundan Lal Rana.
413	Shri Mahraj Krishan.
414	Chandarlok Co-operative House Building Society.
415	Guru Nanak Co-operative House Building Society.
416	Guru Nank Co-operative House Building Society.
417	Gujranwala Co-operative House Building Society.
418	Municipal Corporation of Delhi*
419	New Delhi Municipal Committee.
420	Town Planning Organisation.
421	T. S. Khanna, Traffic & Transport Consultant, Delhi Administration, Delhi.
422	Kamal Kishori Chotan Sain.
423	Plot Holders Ram Nagar area.
424	Delhi Engineering Works (P) Ltd., Azad Pur.
425	Kanwal Khosla, C/o Bhagwan Das & Co., Kashmere Gate, Delhi.
426	R. K. Luthra, Khasra No. 58.
427	Dawn Industries.
428	Narinder Nath.
429	Archbishop House, New Delhi.
430	Preaa Nagar Co-operative House Building Society.
431	Kishan Sahai, Arjun Nagar.
432	Archbishop House.
433	Birla Cotton, Spinning & Weaving Mills Ltd.
434	Delhi Dayal Bagh Co-operative House Building Society.
435	Prefect Automobile Engineers.

Sl. No.	Name of the objector, etc.
436	Tandon Engineering Works Ltd.
437	K. R. Chakravati.
438	Burma Shell Co-operative House Building Society.
439	Tandon Engineering Works.
440	The Fruit & Vegetable Merchants' Union.
441	Verdhman Co-operative House Building Society.
442	Indian Posts & Telegraphs Department.
443	Displaced Merchants Co-operative House Building Society.
444	Shmt. Radha Rani, Shri Yadu Vashi, Shri Vinod Bansi.
445	Shri Amar Chand Sahni, Advocate.
446	Delhi Manufacturing Association.
447	Shri Nantam Silki.
448	Lal it Mohan Kapoor.
449	Radha Mohan Kapoor.
450	Shashi Mohan Kapoor.
451	Man Mohan Kapoor.
452	Chander Mohan Kapoor.
453	Shri Manohar Lal Khanna.
454	Shri D. N. Verma.
455	Shri Jai Ram Sholi.
456	M/s. Crystal Industries.
457	Priya Varti.
458	Ministry of Food & Agriculture.
459	F. M. Kewal Ramani.
460	Nav Nirman Co-operative House Building Society, Motia Khan..
461	The Rohtak Multi-purpose Co-operative Society, Sonapat Road.
462	The Serai Rohilla Factories Association, Shahzadawala Bagh.
463	Shri B. D. Bhalla.
464	Chairman Town Planning Organisation.
465	Chairman, Town Planning Organisation.
466	Ministry of Education.
467	Ministry of Defence.
468	Municipal Corporation of Delhi.
469	Industrial Association, Eastern Zone, G. T. Road, Shahdara.
470	Ram Ditta Mal, E. Patel Nagar.
471	Shri Moti Ram Aggarwal.
472	Shri K. L. Bakhshi.
473	Sita Ram Malik, 36-Patel Road (South), New Delhi.
474	L. M. G. Colonisers & Traders, 4/56-Asaf Ali Road, New Delhi.
475	L.M.G. Colonisers & Traders, 4/56-Asaf Ali Road, New Delhi.

Sl. No.	Name of the objector, etc.
476	Sandow Manufacturing Co., 131-E, Kamla Nagar, Delhi.
477	Motia Khan Kabar Merchants' Association, Motia Khan, Delhi.
478	Paharganj Timber Merchants' Association, Desh Bandhu Gupta Road, Delhi.
479	Jawahar Mal & Sons, 7/17, East Patel Nagar, New Delhi.
480	Jawahar Mal & Sons, 7/17, East Patel Nagar, New Delhi.
481	Central Khud Basao (D. Ps) Association, 12-IllahiBux Road, New Delhi
482	The Delhi Industrial Federation, XVI/2314, Birla Buildings, Aryasamaj Road, Karol Bagh, Delhi.
483	Fruit & Vegetable Merchants Union, Subzimandi, Delhi.
484	Hindustan Coal Industries Ltd., Kutab Road, Delhi.
485	Motia Khan Co-operative House Building Society Ltd., Loha Mandi, Motia Khan, New Delhi.
486	Raja Ram Brij Lal Aggarwal, 15/52, Original Road, Karol Bagh, Delhi.
487	M/s. Mahabir Products, Daya Basti, Serai Rohilla, Delhi.
488	Khana Cottage Industries.
489	Kapoor Cottage Industries.
490	M/s. Bhandari Silk Mills.
491	Metal, Tube & Allied Works.
492	Paul Engineers.
493	Hind Chemical Com.
494	M/s. Paris Rubber Industries.
495	M/s. Mahabir Export & Import Co. (P) Ltd., G.T. Road, Shahdara.
496	M/s. Raj Vaidya Shital Pershad Co.
497	M/s. Harkishan Lal & Bros.
498	M/s. Machines & Spares (India) P. Ltd.
499	H. Chandrani.
500	M/s. The Crown Pharmacy.
501	Dhiman Industries.
502	Shri Panch Kumar Jain.
503	M/s. Kaycee Electricals.
504	Hyvolt Electricals.
505	Bhartiya Yar Udhiyog.
506	M/s. Arjun Singh Daljit Singh.
507	M/s. Hind Pocket Books.
508	Aggarwal & Bros.
509	M/s. Sakur Engineering Works.
510	M/s. Patel & Prakash Industries.

Sl. No.	Name of the objector, etc.
511	Sudarshan Steel Rolling Mills.
512	M/s. Chawla Metal Works.
513	Prem Ice Factory.
514	Motia Khan Lakar Mandi Merchants Association.
515	M/s. Chuni Lal & Co.
516	Shri Des Raj Vij, General Tool Works, Delhi-Shahdara.
517	Baljit Nagar Parsharhi Union, New Delhi.
518	Shmt. Lila Wati, 26-B, Inderlok, Delhi.
519	M/s. Jagan Nath Dewan Chand of Agra.
520	Mohalla Sudhar Committee, Mukimpur, Subzimandi, Delhi.
521	Grindlay Electricals, 2656, Sadar Thana Road, Delhi.
522	Ishwar Nagar Co-operative House Building Society, Ishwar Nagar New Delhi.
523	Government Steel Works, Railway Road, Shahdara.
524	Federal Council of Youth.
525	M/s. Panna Lal Girdhar Lal, Sadar Bazar, Delhi.
526	Ram Kishan & Sons, 18-Marina Arcade, New Delhi.
527	Shri S. K. Gupta, 1892, Chuna Mandi, Paharganj, Delhi.
528	Sant Nirankari Mandal.
529	Hamdard Waqf Lal Kuan Road, Delhi.
530	Baljit Nagar Pursharhi Co-operative House Building Society.
531	M/s. Amarnath Charanji Lal, 5/8-Desh Bandhu Gupta Road, Delhi-
532	Amarjit Singh, U.D.C. Lands Section, Delhi Development Authority.
533	Shrimati Basant Kaur, E-44, Cannought Place, New Delhi.
534	River Site Co-operative House Building Society.
535	Shri Vas Dev Sethi.
536	Shri Vishwa Mitra.
537	Shri Prakash.
538	Shri Bal Raj Khanna.
539	Shri Tilak Raj Chachra, Municipal Councillor, M.C.D.
540	Shri Mithan Mal Gupta & others.
541	Shrimati Mohinder Kaur, WZ-31, Lajwanti Garden, New Delhi.
542	Shri Malkiat Singh.
543	Shri Pritam Singh.
544	Shri Dassa Singh.
545	Shri Pritam Singh.
546	Shri Kabal Singh.
547	Shri I. S. Chowdhary.
548	Shri I. S. Chowdhary.

Sl. No.	Name of the objector, etc.
549	Shri Durga Dass & Others, and Paul Engineers.
550	Kishan Chand Jaitly, Krishna Trunk House
551	Shri Uttam Prakash Bansal, B.A., LL.B., Tropical Building-15, Connaught Circus, New Delhi.
552	Beopar Mandal, Kamla Market, Delhi.
553	Mrs. Rajini Lal, K-6, Kotla Mubarakpur, New Delhi.
554	Plot Holders of Ashoka Park Colony.
555	Shri Pratap Singh.
556	Shri D. N. Verma.
557	M/s. Delhi Land & Development Co.
558	Shmt. Chameli Devi.
559	Shri Tej Ram.
560	Shri Gulzari Bhargava.
561	Shri Milkha Singh.
562	Shri Awtar Singh.
563	Shri Mota Singh.
564	Shri Dhana Singh.
565	Shri D. R. Dewan.
566	Shri Anand Prakash.
567	Shri Harbans Lal.
568	Shri Har Kishan Lal.
569	Shri Kewal Krishan.
570	Shri Prem Kumar.
571	Shri Balbir Singh.
572	Mps. Jay Jay Cee.
573	Shri S. K. Gupta.

Sl. No.	Name of the objector, etc.
574	M/s. Amir Chand Dev Raj.
575	M/s. Siri Ram Sirwaria & Sons.
576	M/s. Amar Singh Bhalla & Sushil, Convenor, Vishwas Nagar Plot: Holders Association.
577	Dhaka Co-operative House Building Society.
578	Krishna Gold & Silver Thread Mills, Turkman Gate, Delhi.
579	Shri Harkishan Lal, 100-Hardit Singh Road and others.
580	Shri Diwan Chand, 21, Hanuman Road, New Delhi.
581	Shri Gopal Sharma.
582	Amar Chand Shukla, Advocate Counsel for objectors.
583	Shri Tara Singh and others.
584	Shri Kashmiri Lal.
585	Jai Narain Gaur and others.
586	Shri L. R. Gupta.
587	S. B. Ujjal Singh & Co.
588	National Pottery Works and others.
589	Shri F. M. Kewalramani.
590	Shri Anil Kumar Johar.
591	Shakti Co-operative House Building Society Ltd.
592	Shri Umesh Dev Singh Jauhar.
593	Shri Umesh Dev Singh Jauhar.
594	Town Planning Organisation, New Delhi.
595	Shri Rikhi Ram, Vice-President Kalkaji Co-operative House Building; Society 16-A/2 W.E. Area, Karol Bagh, New Delhi-5.