

PLANNING, DEVELOPMENT & CONSTRUCTION, “ SLUMS IN DELHI ”

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1

TYPES OF SLUM

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

- i. Jhuggi Clusters**
- ii. Slum designated areas**
- iii. Urban & Rural Villages**
- iv. Census Towns**
- v. Unauthorized colonies**
- vi. Resettlement colonies**

*** Sub-standard areas are those which do not have adequate Physical, Social, Economic, Ecological, Emergency & Circulation infrastructure.**

2

FEW MAIN POINTS

2.1

Squatting Is a Continuous Process and Would Continue Till:

- **Gap Between Demand & Supply.**
- **Gap Between Rich & Poor.**
- **Limited Education**
- **Habits to squat again & again.**

ARE THERE

IN THE LAST 50 YEARS, ABOUT 2.3

3

COMPREHENSIVE DEFINITION OF “SLUMS DEVELOPMENT”

“Plan, Develop, Construct, Manage & Maintain, Built up & Open Spaces with the Involvement of Gov. , Semi Gov., NGO’s & Beneficiaries of the areas which do not have proper infrastructure

The Exercise would not only be concerning to Spatial Planning but also of Raising their Socio - Economic Status (Health, Edu., Security, Justice) ; Meaning thereby: Improvement of “Total Quality of Life (Biological, Physiological & Psychological)” of person living there.

4

Steps To Achieve Objectives

- I. Socio Economic Surveys, analysis & results**
- ii. Policies : (a) Size of plot grouping & type of services; (b) Finance; © Allotment system.**
- iii. Interpretation of policy to individual sites**
- iv. Strategy on (a) Planning; (b) Development; & (c) Construction;**
- v. Phasing : Selection of sites based on Equity, Economy & Emergency**

VI) Implementation of the Project

(a) Trunk Infrastructure

(b) Peripheral Infrastructure

(c) Internal Infrastructure

VII) Feed Back

VIII) Education & Training modules.

IX) Employment

**X) Health specially of women &
children**

XI) Involvement of Beneficiaries

XII) Feedback &

XIII) Modification in policies if required

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

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

5.2

MOUD on 2-1-1979 clarified the functions of DDA as under :

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

5.3

URBAN FUNCTIONS(20)

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

Function at 3 level:

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

FIRST ABOVE TWO LEVELS BY DDA

The third by all the existing departments viz. Slum Wing-MCD, Delhi Jal Board, Delhi Vidyut Board, Dir. of Edu., Health, Social Welfare etc.

Physical, financial planning & Policy control by the first tier

6.1 Evolution of Scheme

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

(i) Size of plot (ii) Eligibility (iii) Extent & type of infra. (iv) Cost of a dev. plot

6.2

COLONIES DEVELOPED PRIOR TO 1975

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

6.3

COLONIES DEVELOPED DURING 1975-77

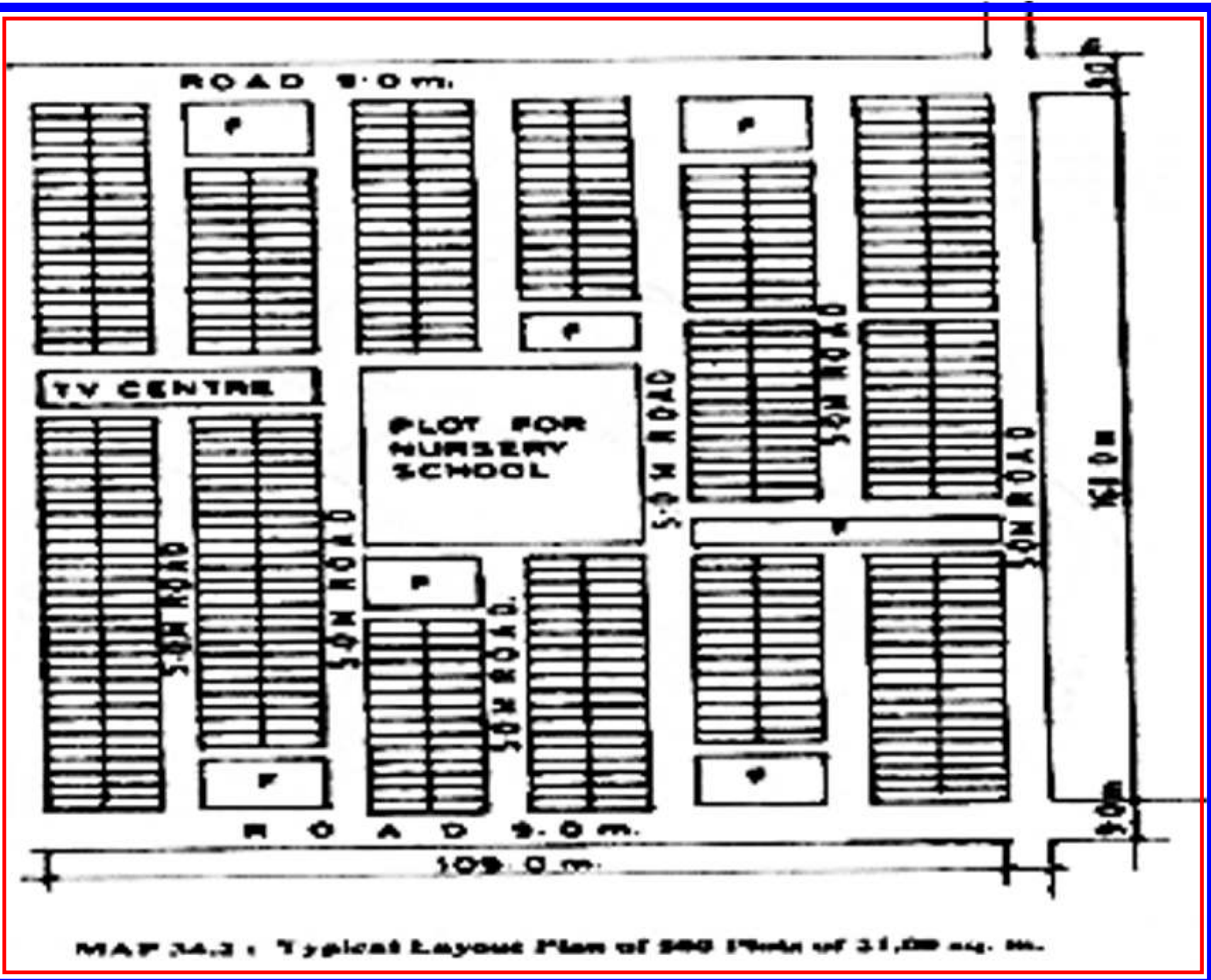
Planning concept; A cluster of 2500 people was taken as the basic planning unit at the lowest level. Each cluster has 500 plots of 21 sq.mt (3 mt. X 7 mt.) and community facilities. Each cluster is in an area of 2.1 hect. At the second level, two clusters were combined, and at the third level, four clusters.

**Of the total area of 13.2 hect. Of four clusters
- 10,000 pop.**

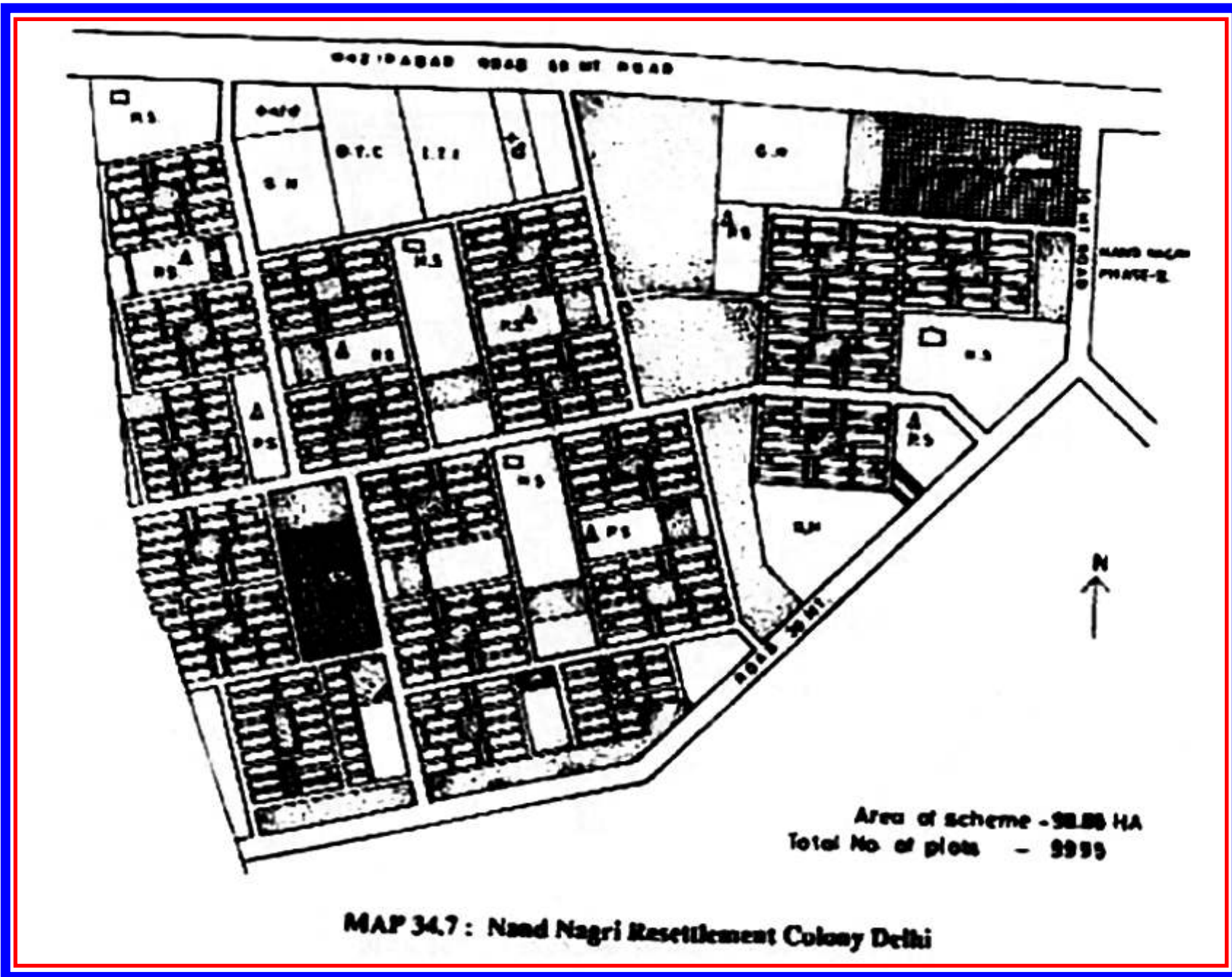
**32% = plotted area,
13% = metalled road,
15% = pathways,
20% = community facilities,
16% = parks, & open spaces
4% for commercial use.**

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

**Till that date, DDA had incurred an
expenditure @ of Rs.860 per plot and a
further amount of Rs.204 per plot was
committed. Now it is RS. One lakh / plot.**



MAP 34.3 : Typical Layout Plan of 500 Units of 21,00 sq. m.



MAP 34.7 : Nand Nagri Resettlement Colony Delhi

These colonies include 3 sites for colleges, 3 hospitals, 8 cinemas, 3 fire stations, 5 police stations, 25 police posts, 65 HSS , 136 PS , 141 NS , 51 dispensaries, 33 community halls/libraries, several sites for religious building & milk booths, sites 11 KV sub-stations, 8960 shops each of 10 sq.mt., sites for dhobi ghats, few Industrial Training Institutes & few Khadi Gramodhyog.

PROVISIONS WERE MADE AS PER MPD

Strong view on increasing the size of a plot from 21 sq.mt to at least 32 sq.mt was advocated, but nothing was finalised.

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

6.5 RESETTLEMENT COLONIES- 1975-77

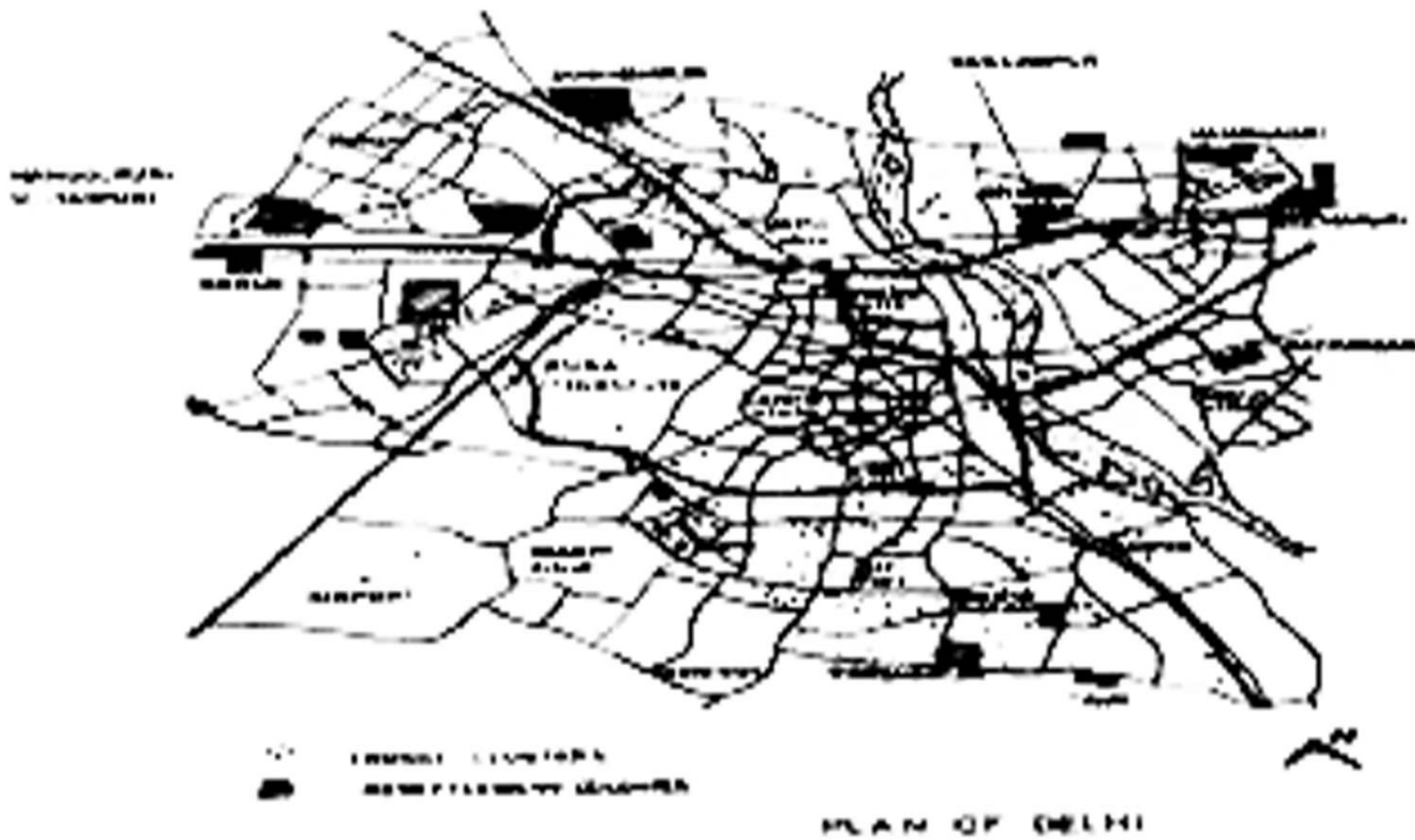
NAMES AREA IN HEC. POP.

1.	Dakshinpuri & Extn.	65.37	12300
2.	Khanpur	7.15	1378
3.	Chaukhandi	6.55	1534
4.	Khyala Complex	20.00	3362
5.	Gokalpuri	14.86	2402
6.	Shakarpur Complex	54.03	8464
7.	Nand Nagri	50.58	1000
8.	Sultanpuri	150.72	16000
9.	Mangolpuri	177.73	27800
10.	Hyderpuri	57.87	6442
11.	Jahangirpuri	132.17	22000
12.	Patparganj Complex	168.00	25000

(Khichripur, Kalyanpuri,
Trilokpuri)

13. New Seemapuri	17.74	3166
14. Nangloi	22.00	4472
15. N.G. Road	13.50	2300
16. Seelampur Complex	9.80	1642

Total	968.07	148262
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MAP 36.1 : Location of Shanty Clusters and Settlements Colonies

6.6

PHYSICAL PLANNING OF RESETTLEMENT COLONIES

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

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

(1)Size of plot, (2) Cost of development per plot, (3)
Location of a colony (4) System of physical infra. (5) Norms
of social infra. (6) Total dev. (7) System of allotment, (8)
Financial pattern.

**TOTAL PICTURE OF RESETTLEMENT COLONIES IN 3
PHASES I.E. (I) UP TO 1974; (II) 1975-80 AND (III) 1980-
86**

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

7

A NEW MODEL OF IN/AROUND SITU DEVELOPMENT & CONSTRUCTION OF URBAN SPACES FOR SHANTY (JHUGGI) CLUSTERS

7.1

Three pronged strategy

- I. Resettlement of shanty (Jhuggi)
- II. E IUS
- III. 'In / Around Situ' development / construction of Urban Spaces

7.2

'in / Around Situ Model Best One:

- i Does not disturb present system.
- ii Does not dislocate work places.
- iii. T&T burden is not increased.
- iv. Per capita expenditure is less cont.
- v. By people, from people & for people

- vi. Permanent settlement with accepted physical, social & economic Infrastructure
- vii. Existing social infrastructure can be shared.
- viii. Some land has to be taken from adjoining areas/uses.
- ix. 'Development Control Regulations' for Greater Bombay- March, 1991. M a y b e made applicable .

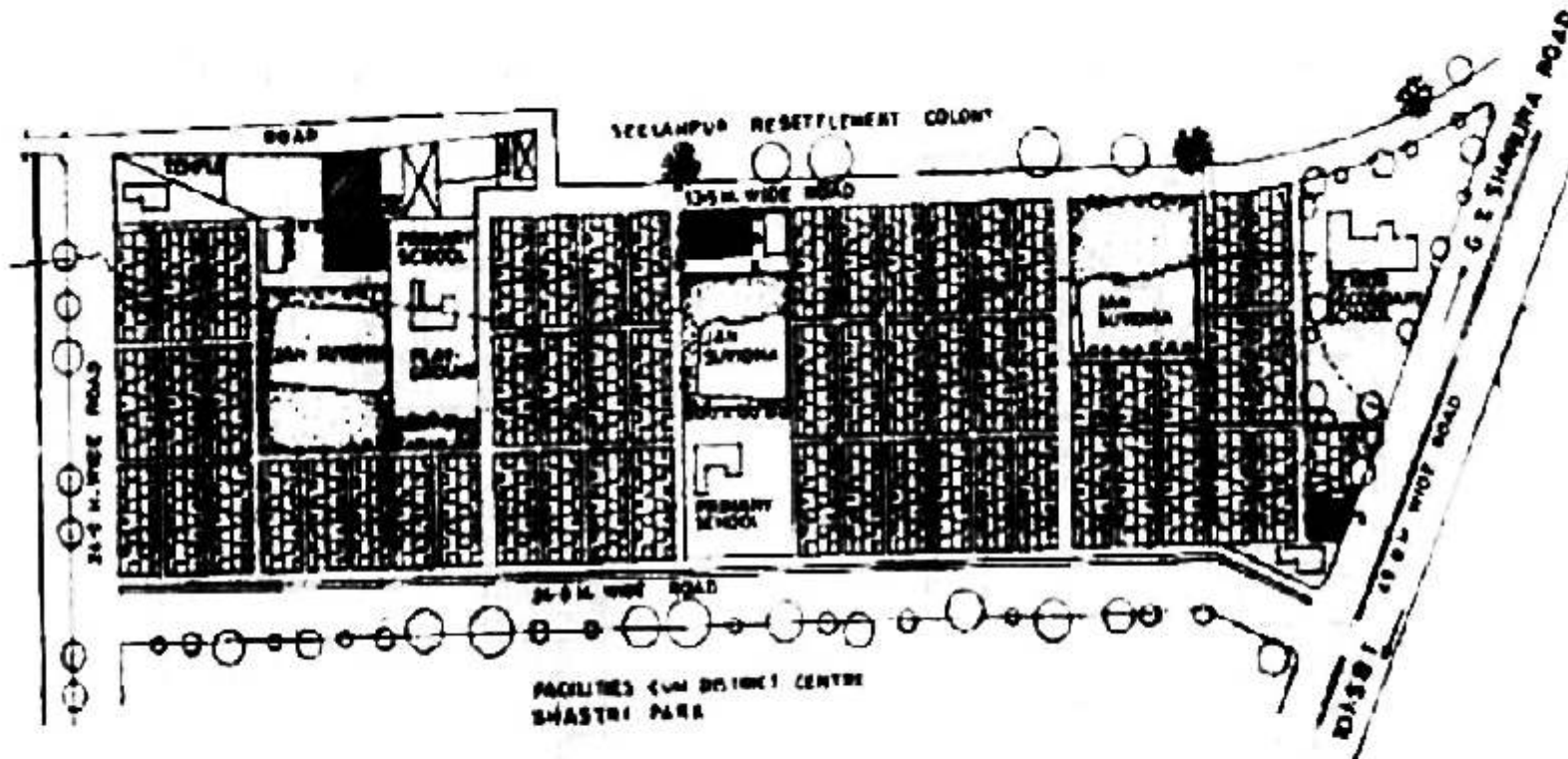
7.3

LOCATION OF THE SEELAM PUR COMPLEX

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

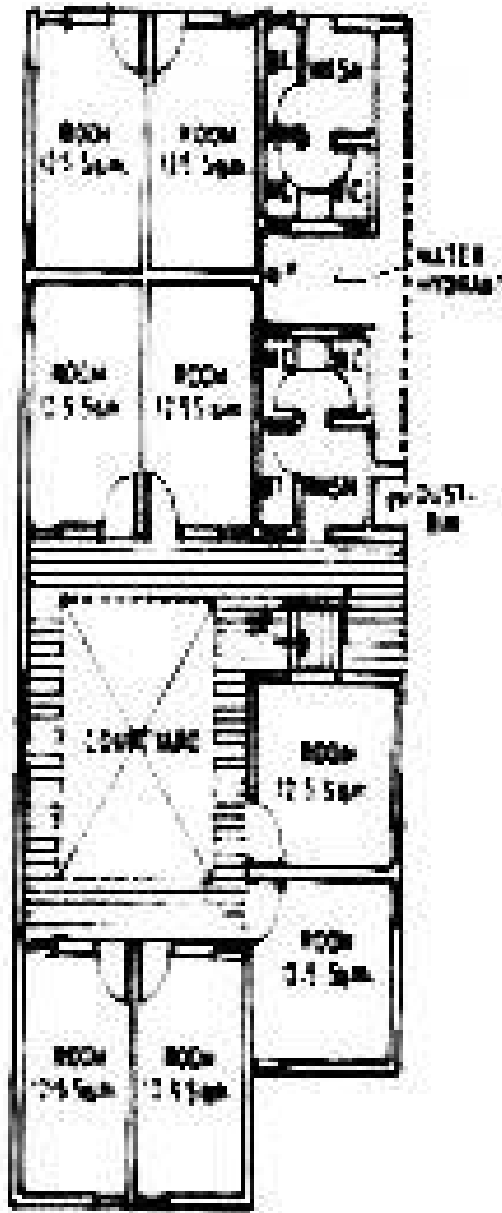
DESIGN OF THE CLUSTER 12.5 hect. For 'In/ around Situ'

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



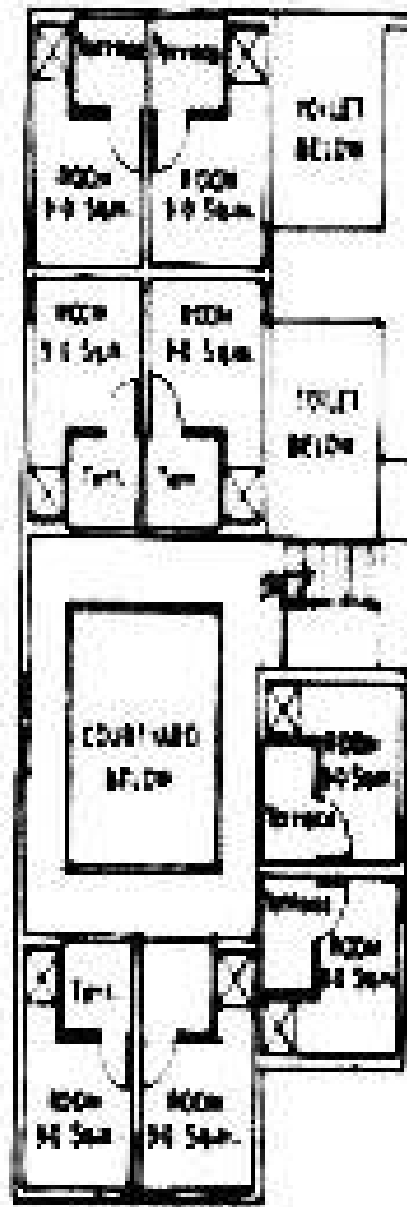
SALIENT FEATURES

1. BUILTUP SPACE — GROUND FLOOR 12.5 Sq.M., 1st FLOOR 9.8 Sq.M.
2. PHYSICAL INFRASTRUCTURE — INTIMIST ON GROUP BASIS THEN ON INDIVIDUAL BASIS
3. SOCIAL INFRASTRUCTURE — AS PER MASTER PLAN-2001



CLUSTER DETAIL PLAN

(Ground Floor)

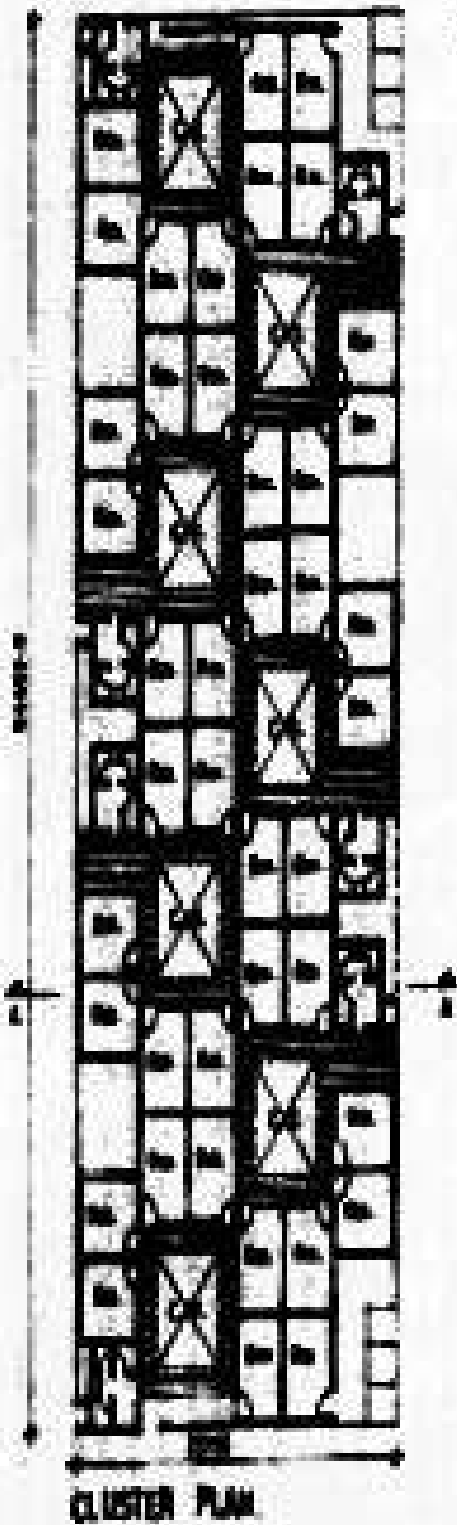


CLUSTER DETAIL PLAN

(First Floor)

MAP 323 : Grouping of 4 DM's Around a Central Courtyard

MAP (L) : Cluster Design of 40 DUs



SECTION A-A

NOTE :- IN THE FRONT WALL STAIR CONSTRUCTION SHALL BE THERE.
IN THE FRONT EACH UNIT CAN HAVE A ROOM ON THE FLOOR.

7.4**COMPONENTS IN A GROUP**

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

7.5 PROPOSED LAND USE OF THE SCHEME

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

7.6

DENSITY OF THE COMPLEX

- (i) 200 dwelling units per gross hect. or 1000 persons per gross hect.
- (ii) Net density of the complex (after exclusive area of P and SP facilities and parks). 350 units per hect. or 1750 persons per hect.

7.7

REHABILITATION THROUGH MULTI-STOREYED CONSTRUCTION

- (I) By increasing proportionate (FAR) of District Centre to compensate losses due 'In/Around Situ' development & construction.
- (II) Multi-storey construction Achieved density would be much more than in single / double storey model .

ADMINISTRATION OF SLUMS

Two levels. The first level :

Policy planning for (a) Land, (b) Size, (c) type of services, (d) Finance, (e) Allotment, (f) Socio-Economic development, (g) Any other factor.

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

2ND LEVEL:

Implementation- Slum Wing. DJB. DVB etc. To solve it 13 steps as given in Slides 6 & 7 be followed

8.2

Planning at Macro Level

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

8.3

Strategy of Implementation

- i. EIUS to a limited extent.
- ii. In / Around Situ development to a large extent subject to Environ. & City Level development.
- iii. Resettlement only in selected cases.

8.4

SOCIAL GROUPING

- i. Smallest groups : 1500-2000 pop.
- ii. Basti Vikas Mandals. 5000 pop.
- iii. Commu. Vikas Mandal. 15000. pop

Maximum emphasis has to laid on women development & children. For this training modules are available.

8.5

TRAINING MODULE OF EDU.HEALTH, WOMEN & CHILDREN(22)

1. Urbanization trends.
2. Understanding the dev. Philosophy; changes from GNP to HRD.
3. Development policies and programmes.

4. Urban basic infrastructure services.
5. Objectives & organizational framework
6. Primary health care approach
7. Immunisation
8. Diarrhoea management
9. Growth promotion
10. Early childhood education
11. Working children & street children
12. Women development
13. Water & sanitation
14. Neighbour hood planning process
15. Community self-help survey
16. Planning at the project level
17. Implementation plan
18. Orientation, field visit and follow up
19. Organisational structure & non-formal sources of power

20. Training requirements

21. Modalities of training the resident
community volunteers

22. Communication skills and methods.

8.6

FINANCING

- i. 20% from high comm. & other profitable uses at city level.
- ii. 30% from com.use & HIG from within the project.
- iii. 25% from plan funds.
- iv. 25% from beneficiaries.

9.1

PERSPECTIVE PLAN OF DELHI -
2021 A.D.

1. Background : Present population 17 M & by 2021 A.D. 23 M.

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

THIS IS A HUGE TASK & WOULD DEVELOP THE ENTIRE SYSTEM OF DELHI.

9.2

NCR AS AN IDENTITY

LEGAL, POLITICAL & ECONOMICAL

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

- i. Physical Infrastructure :** Water, Sewer, Drainage, SWM, Power, Road, Rails, Urban rails, flood protection works.
- ii. Social Infrastructure :** Health, Education, Security, Safety, Justice, Recreation, Shelter.
- iii. Economic Infrastructure :** Work places to increase GDP & per capita income.
- iv. Ecological Infrastructure :** To stop and control water, air, noise and soil pollution.
- v. Emergency Infrastructure :** Earthquake, Cyclone, Fire, Drought, Flood.

9.4

**Participatory Model for land acquisition
& development**

9.5

**Involvement of Pri. Sector & Joint
Venture**

9.6

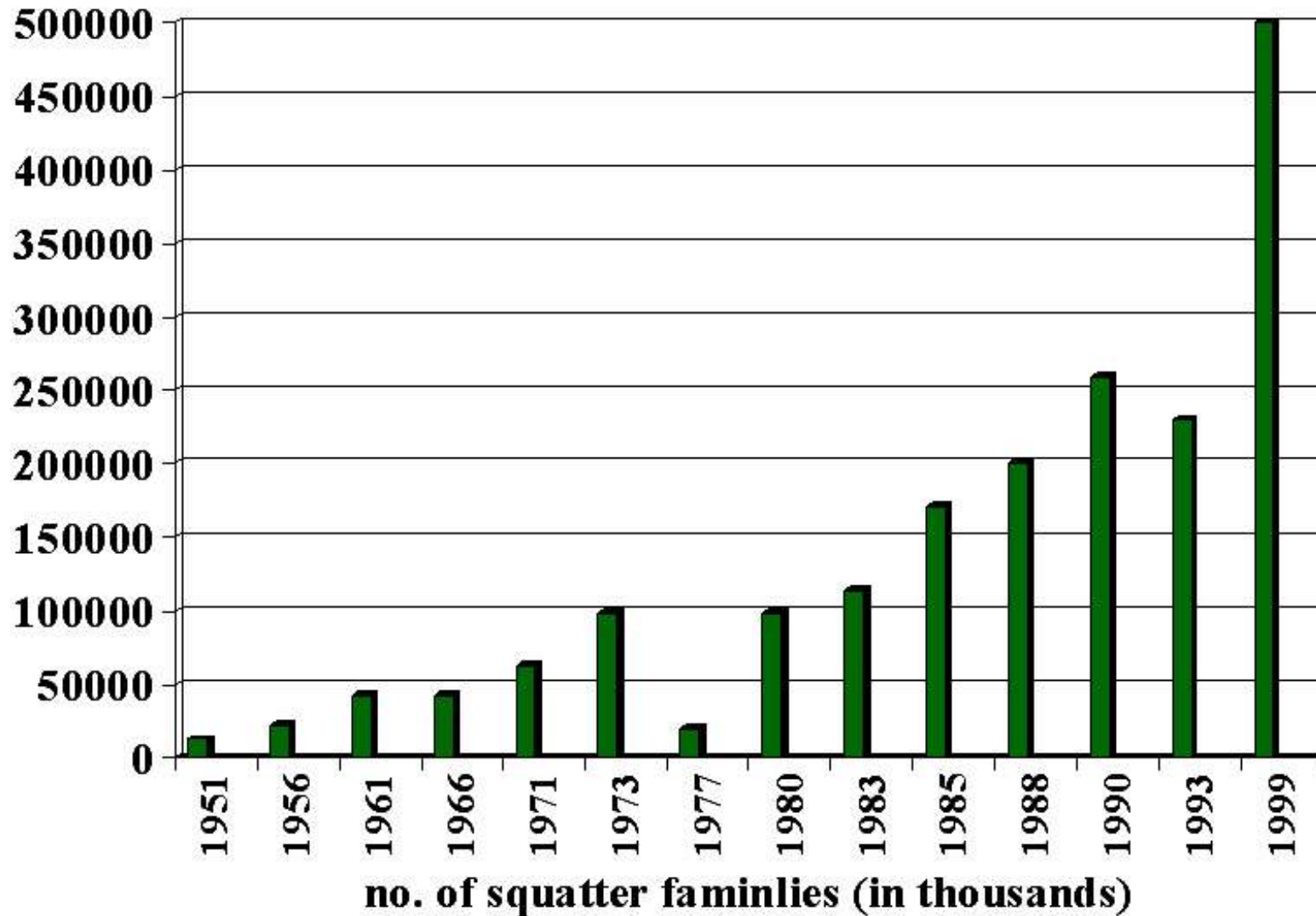
Other points As given in para 8.

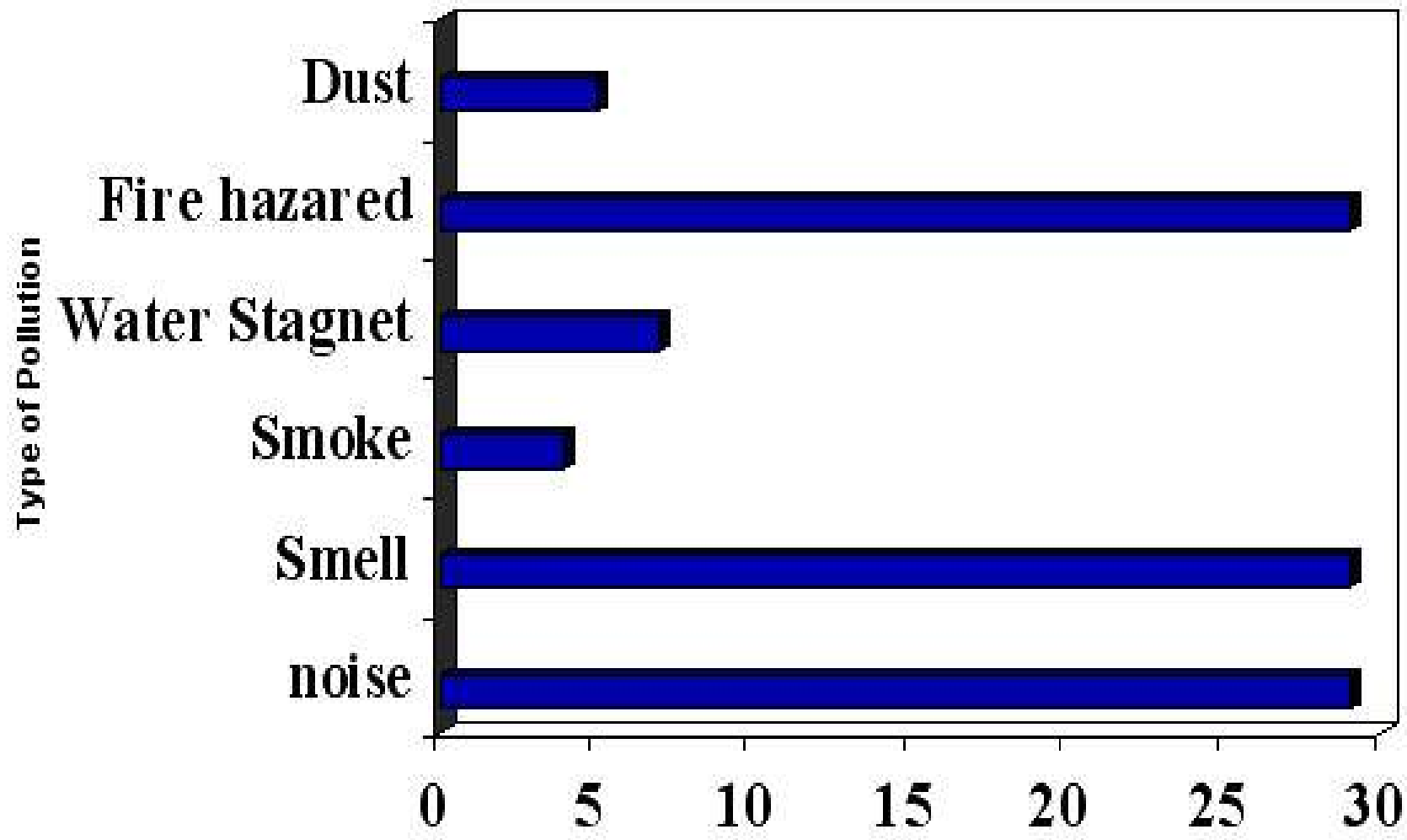


SURVEYS OF JHUGGIE CLUSTERS

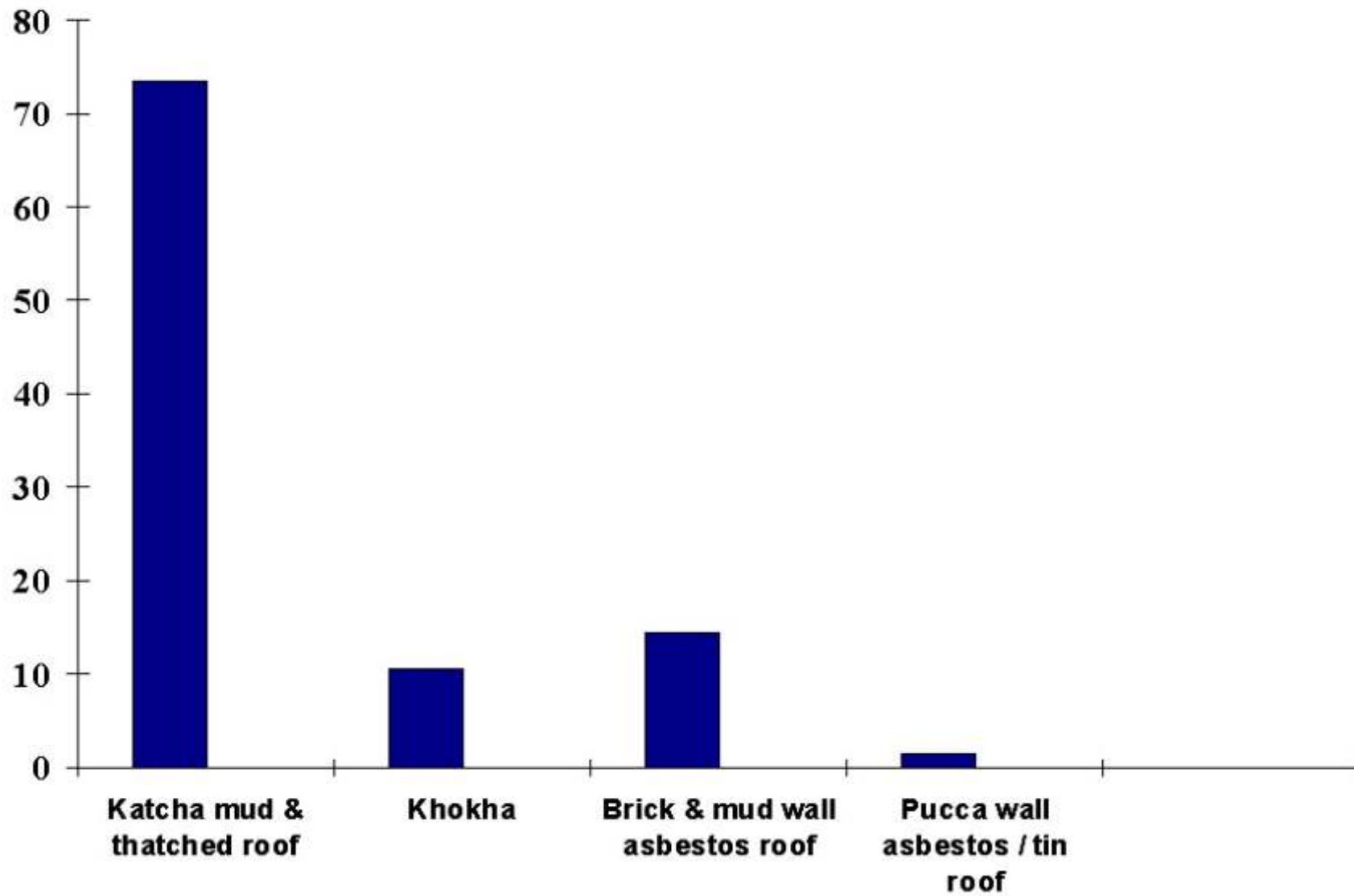


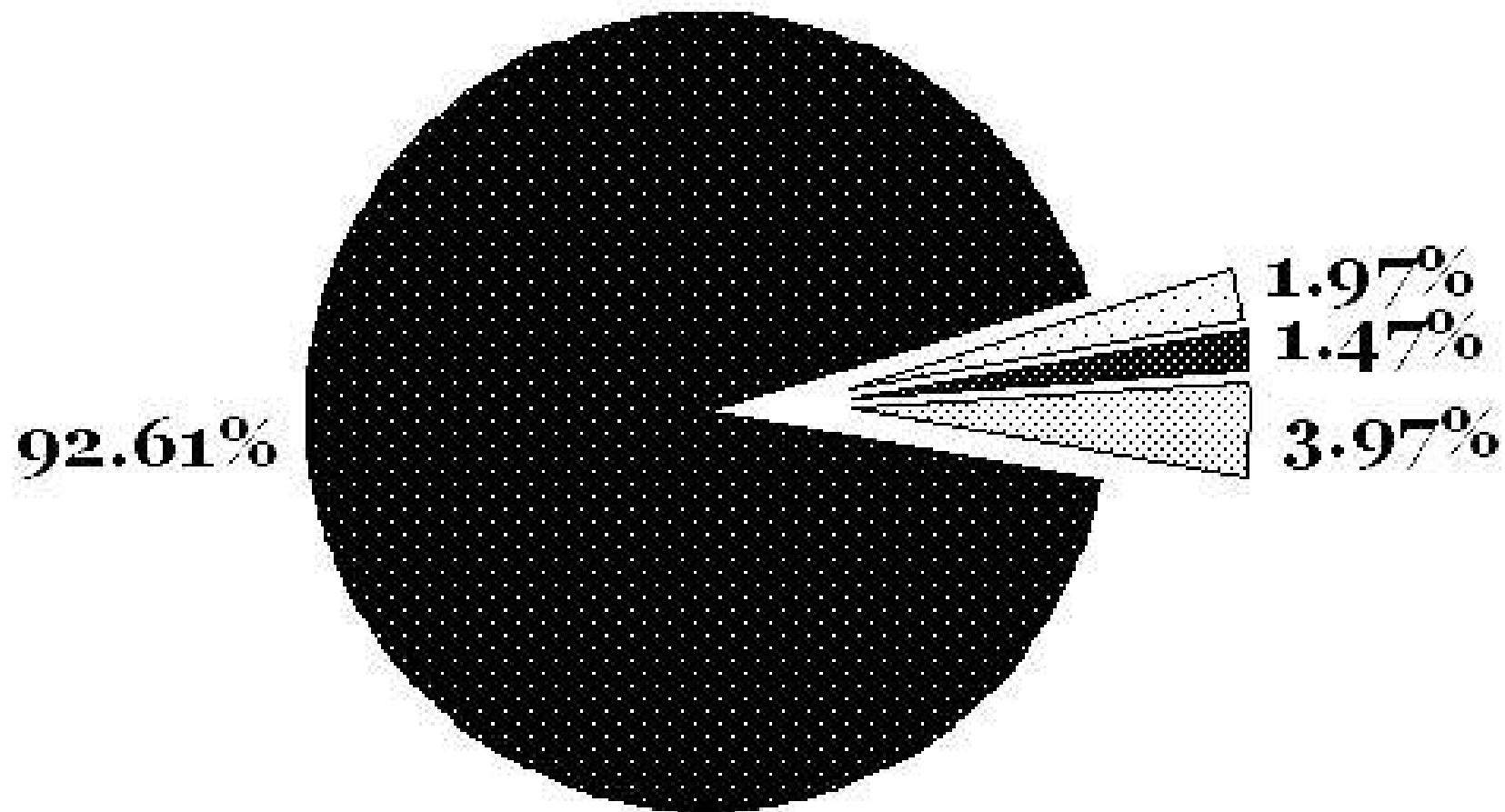
Growth of squatters during the last four decades

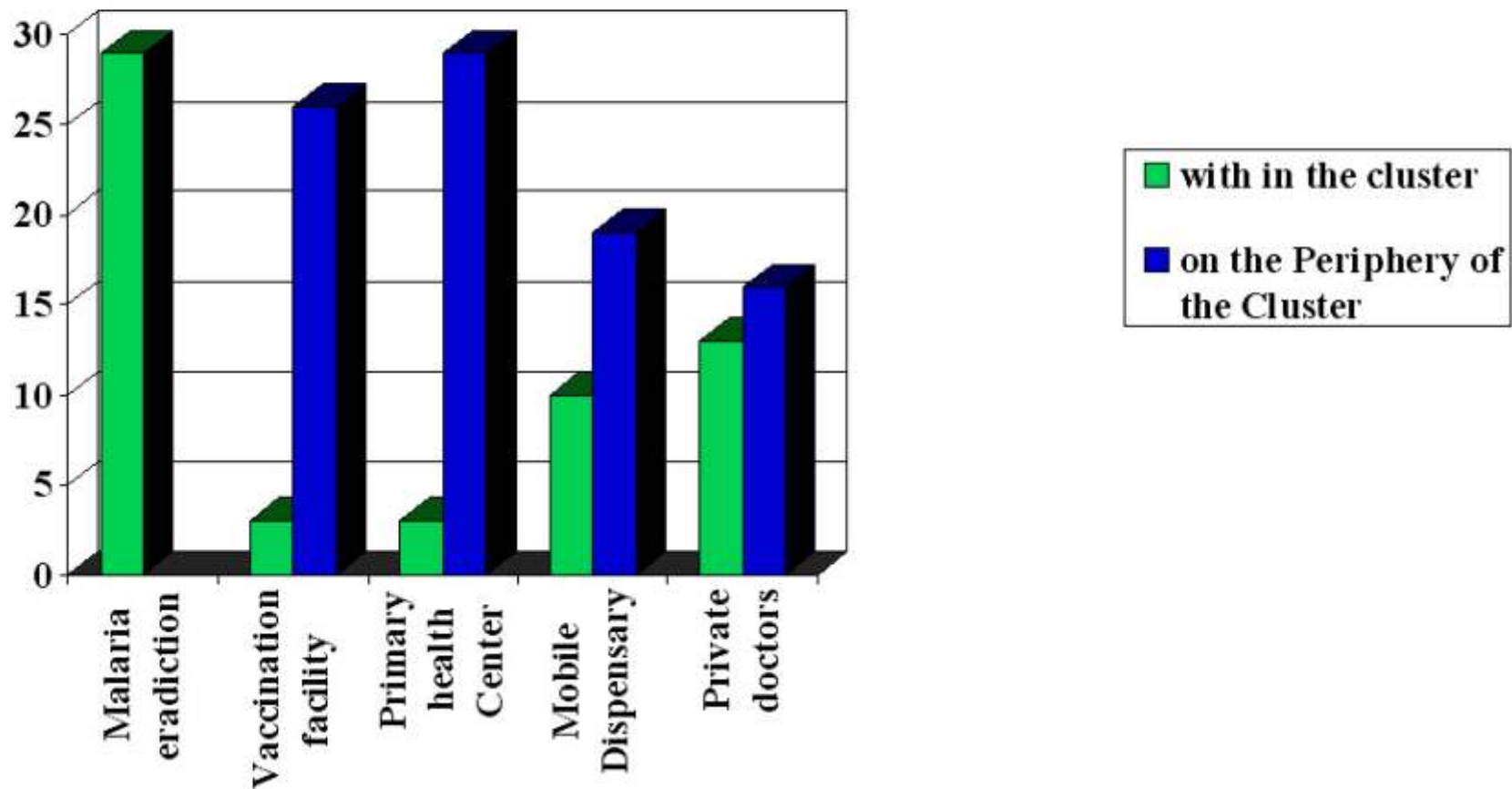




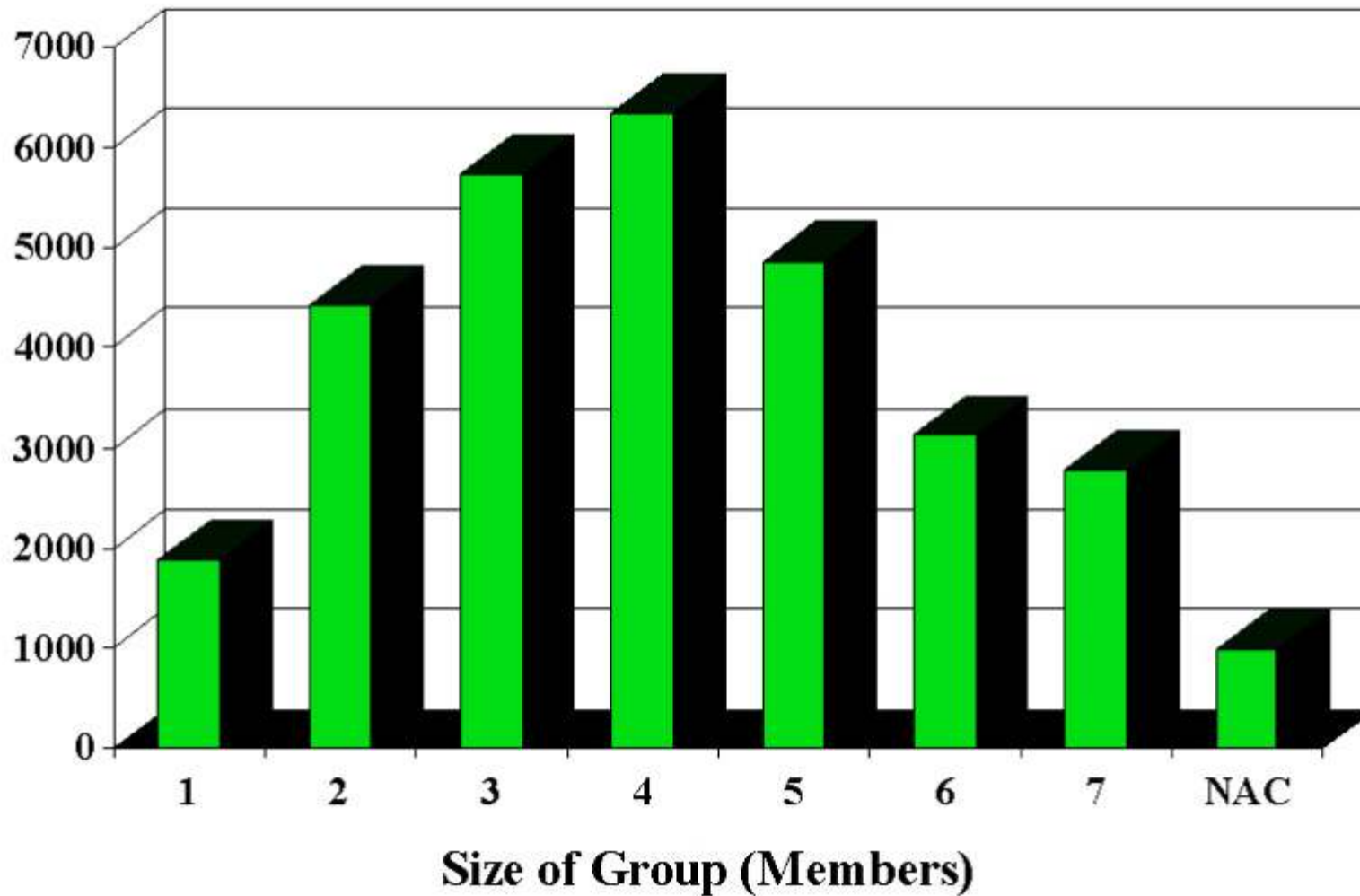
Type of Structure of Shanty (Jhuggi)



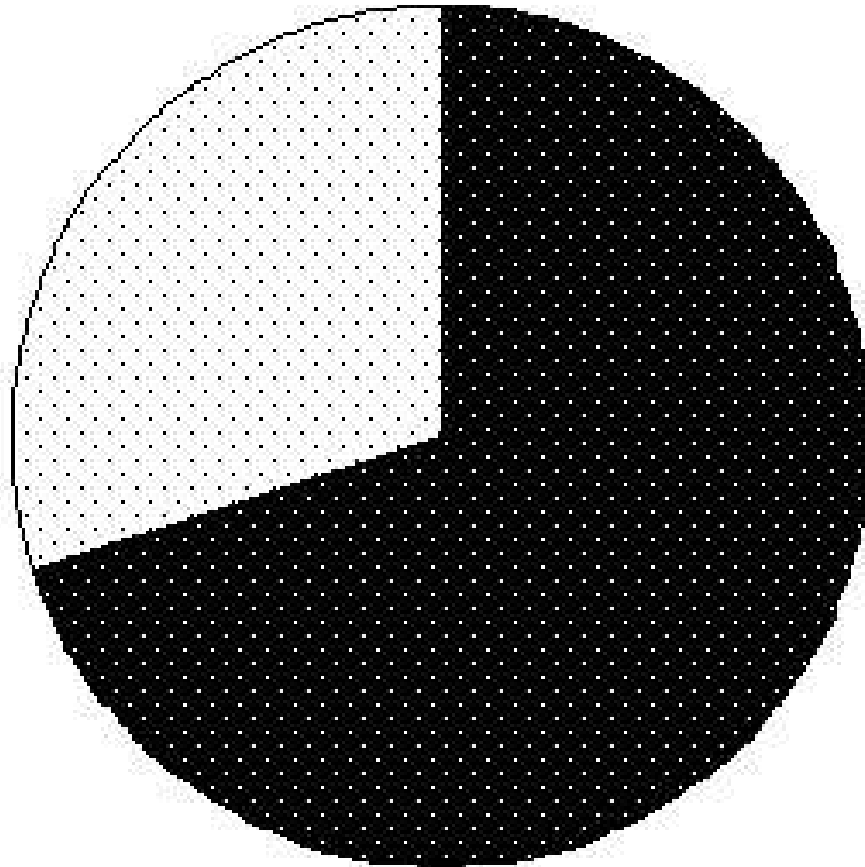




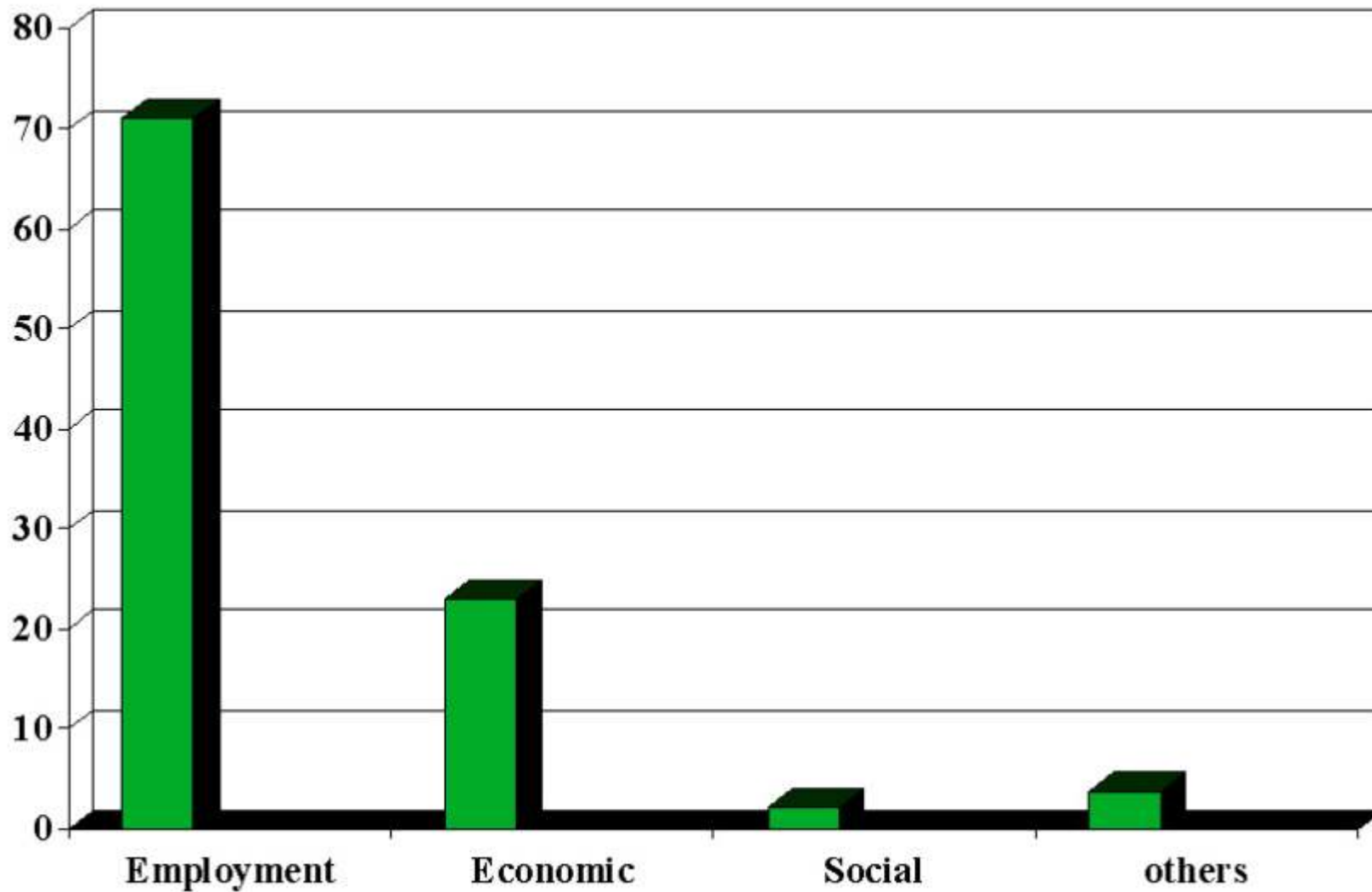
Size of Family (members) in 29 Sampled Clusters



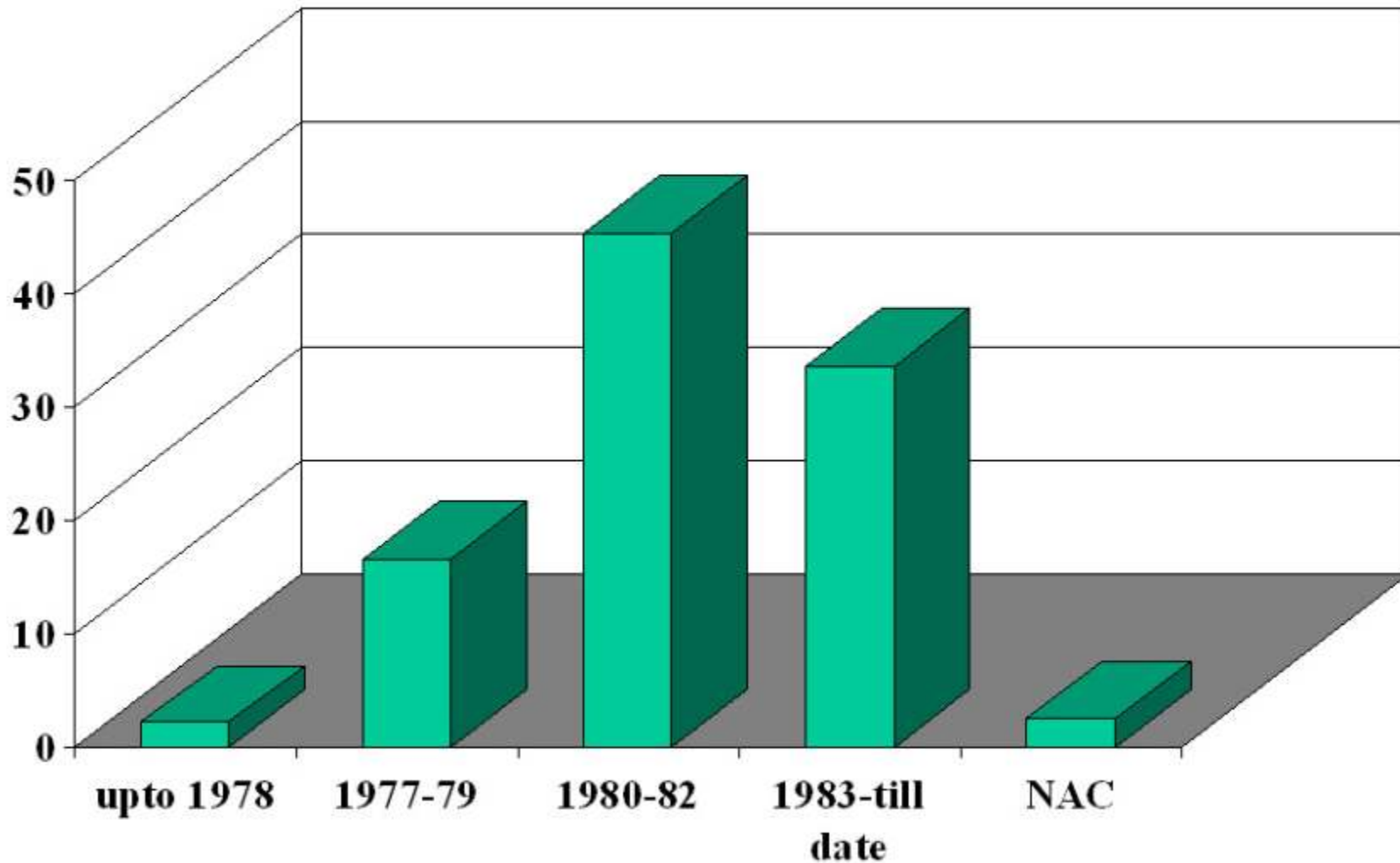
No. and %age of Earners in 29 Sampled Cluster

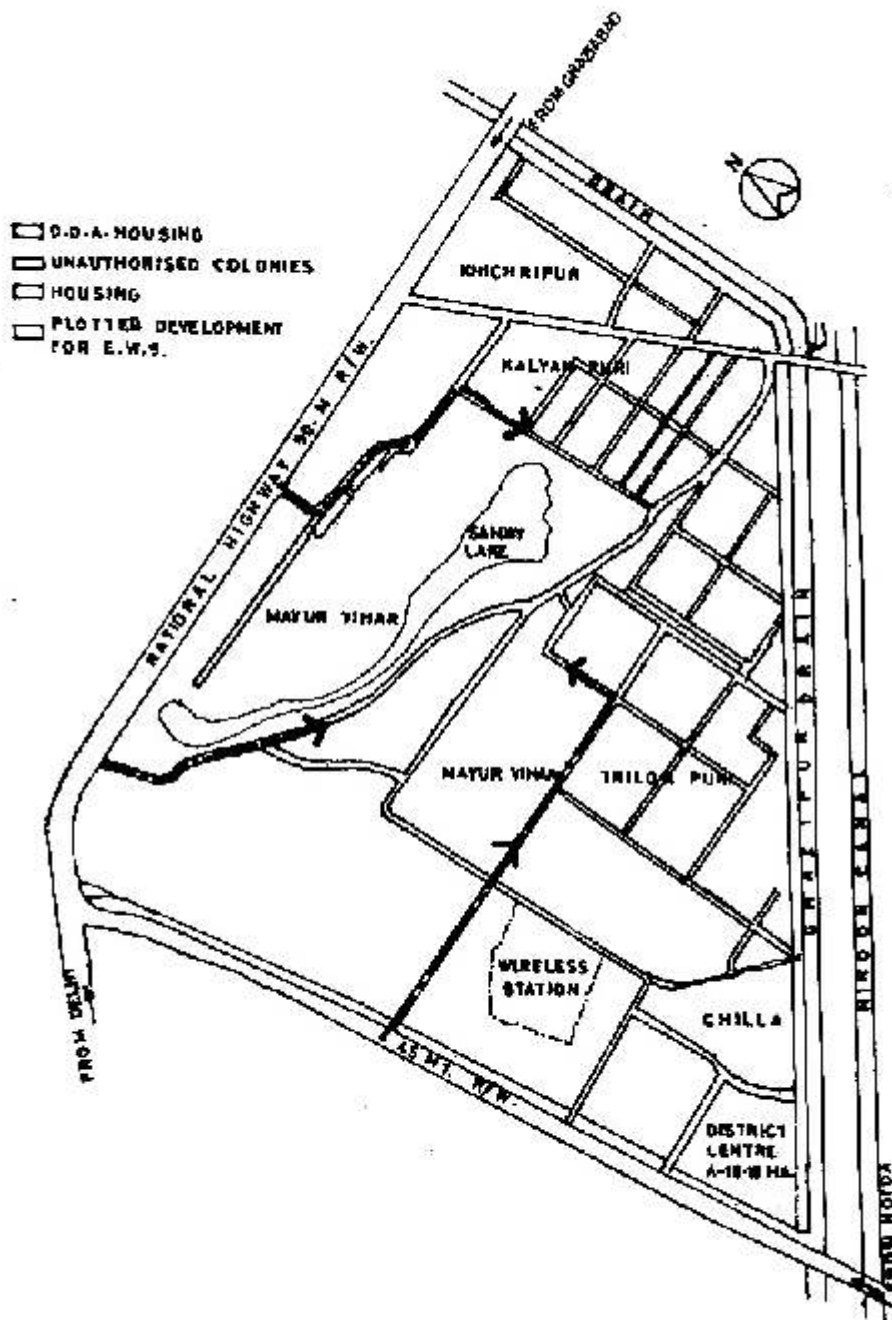


Reasons of Migration in Delhi



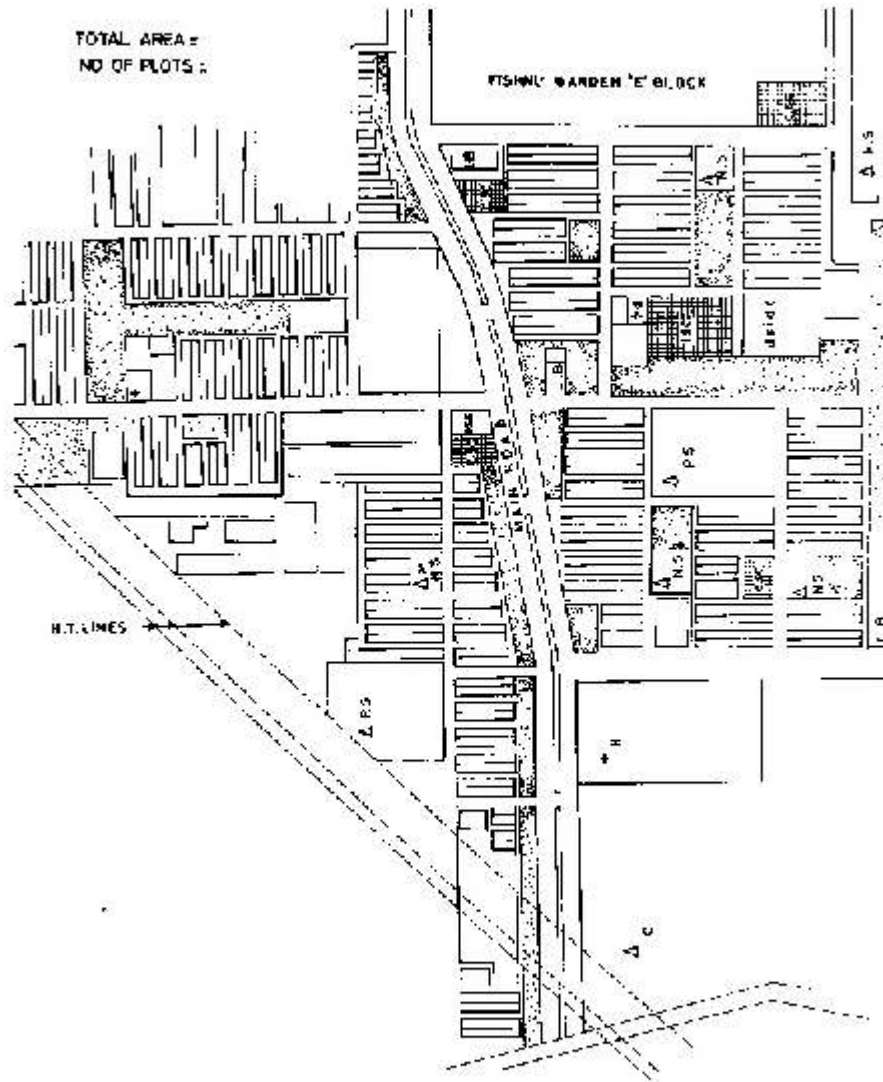
Year of Migration of Squatters to Delhi



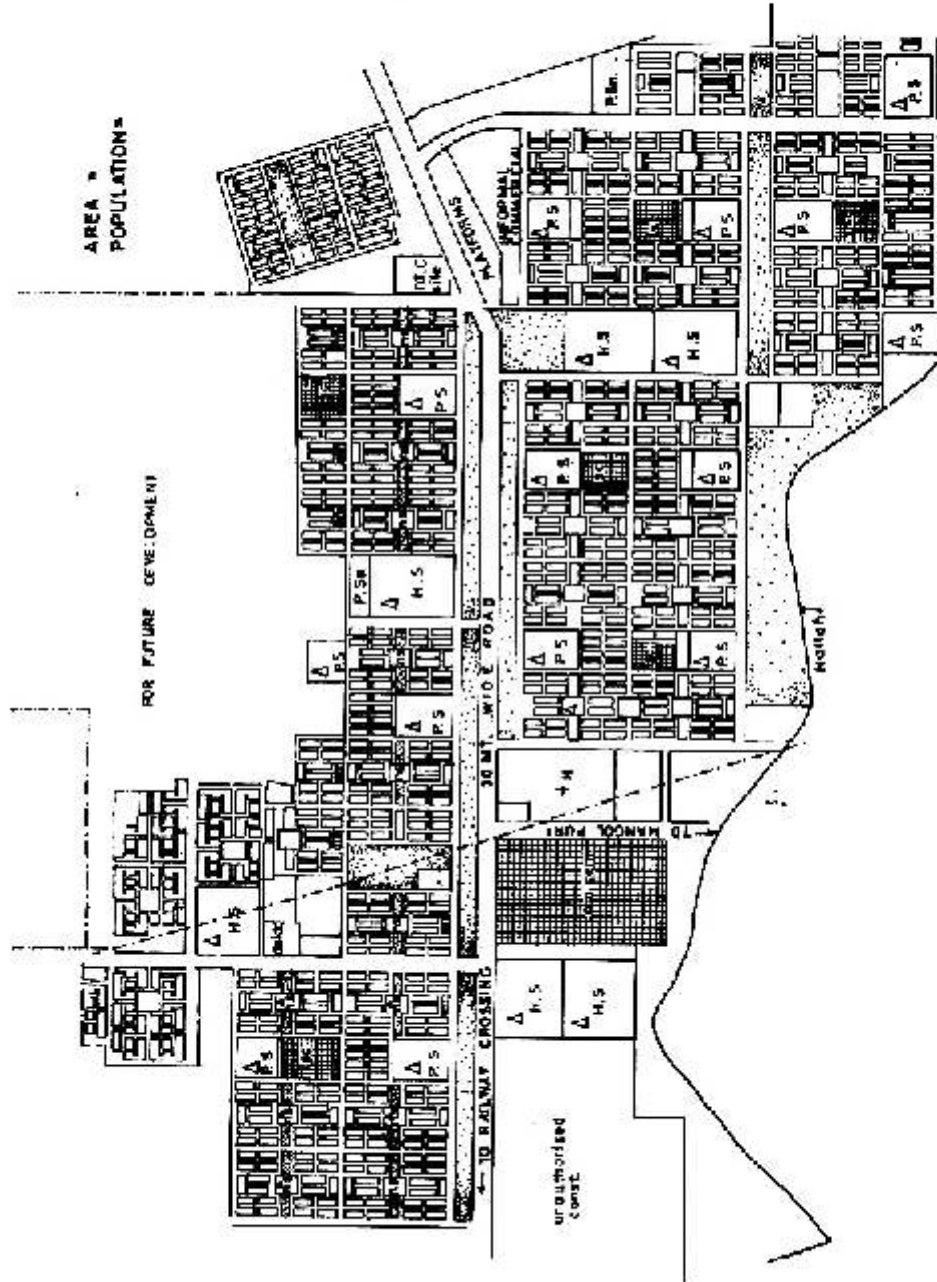


MAP 34.3 : Patparganj Complex (Klichri Pur, Kalyan Puri, Trilokpuri and Himmat Puri)

Physical Planning of Resettlement Colonies

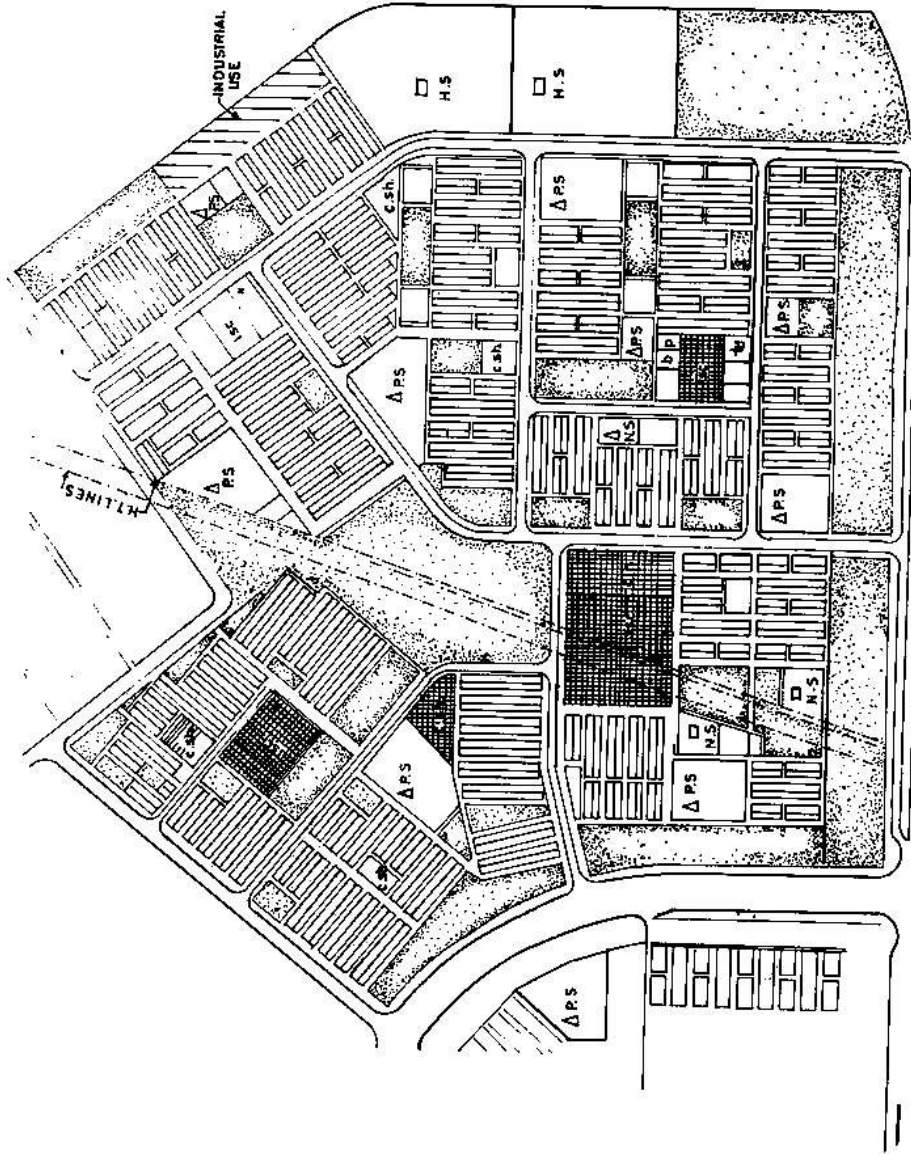


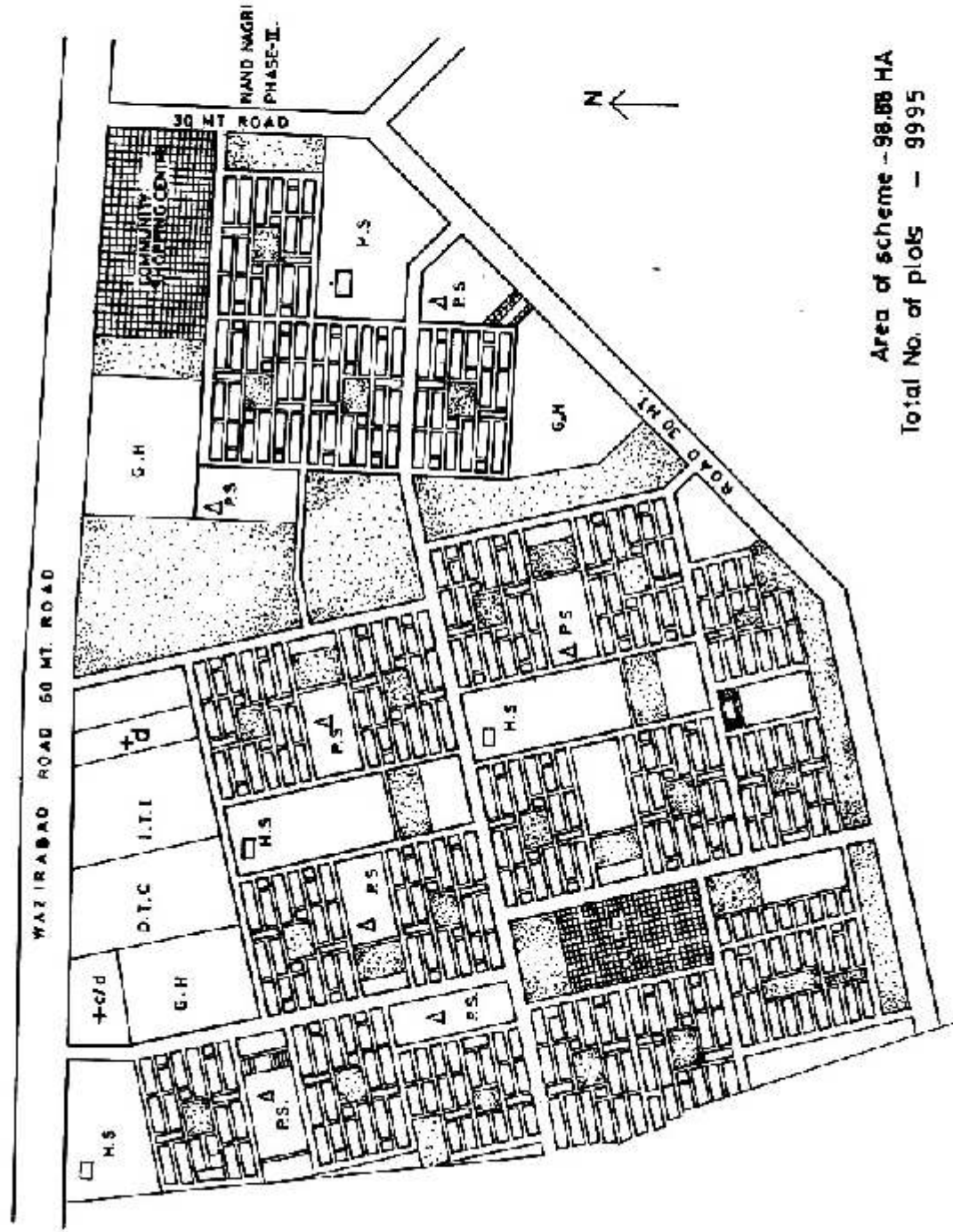
MAP 34.4 : Khyala Resettlement Colony



MAP 34.5 : Sultanpuri Resettlement Colony Delhi

MAP 34.6 : Shakarpur Resettlement Colony Delhi

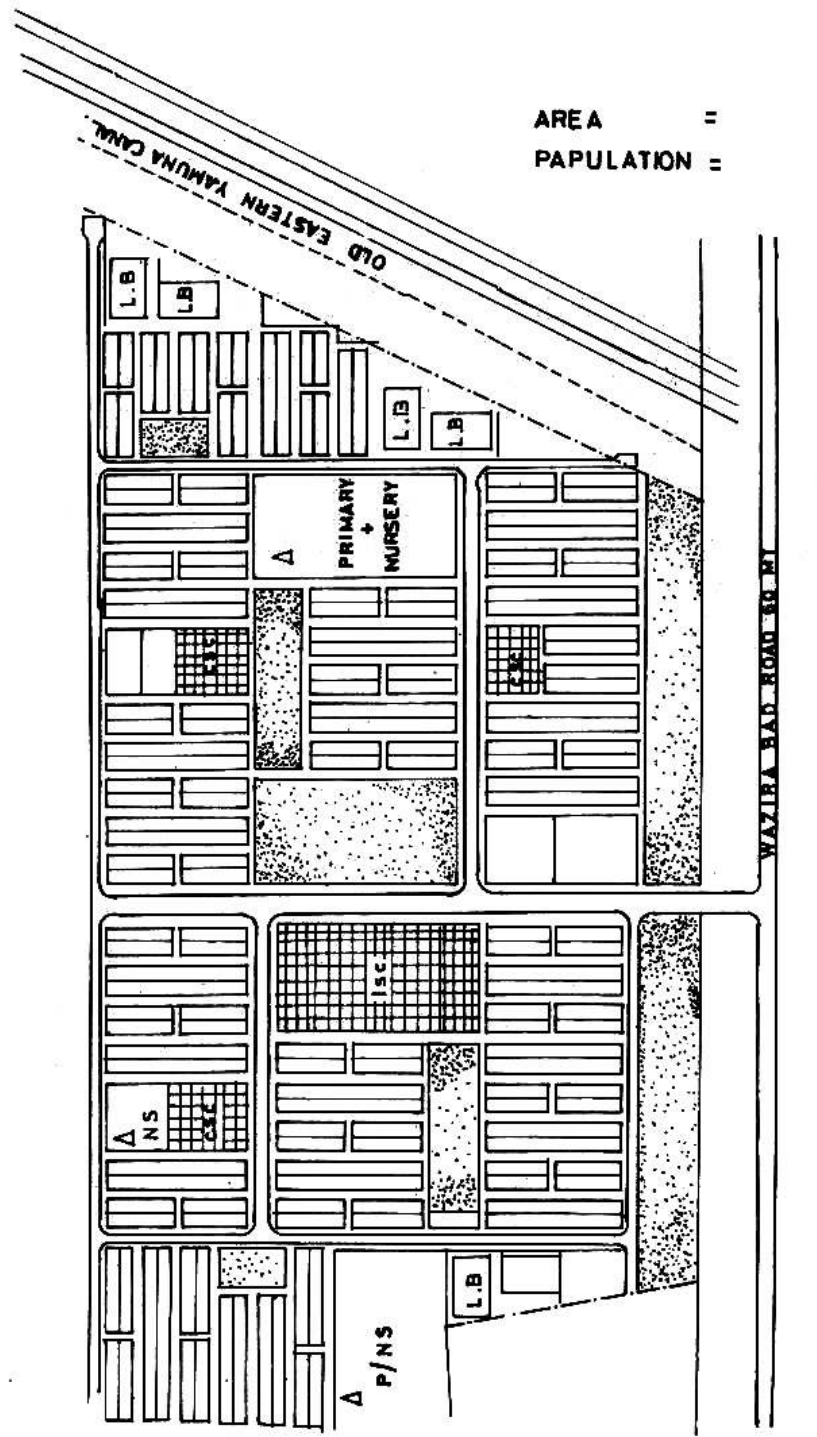




Area of scheme - 98.88 HA
Total No. of plots - 9995

MAP 34.7 : Nand Nagri Resettlement Colony Delhi

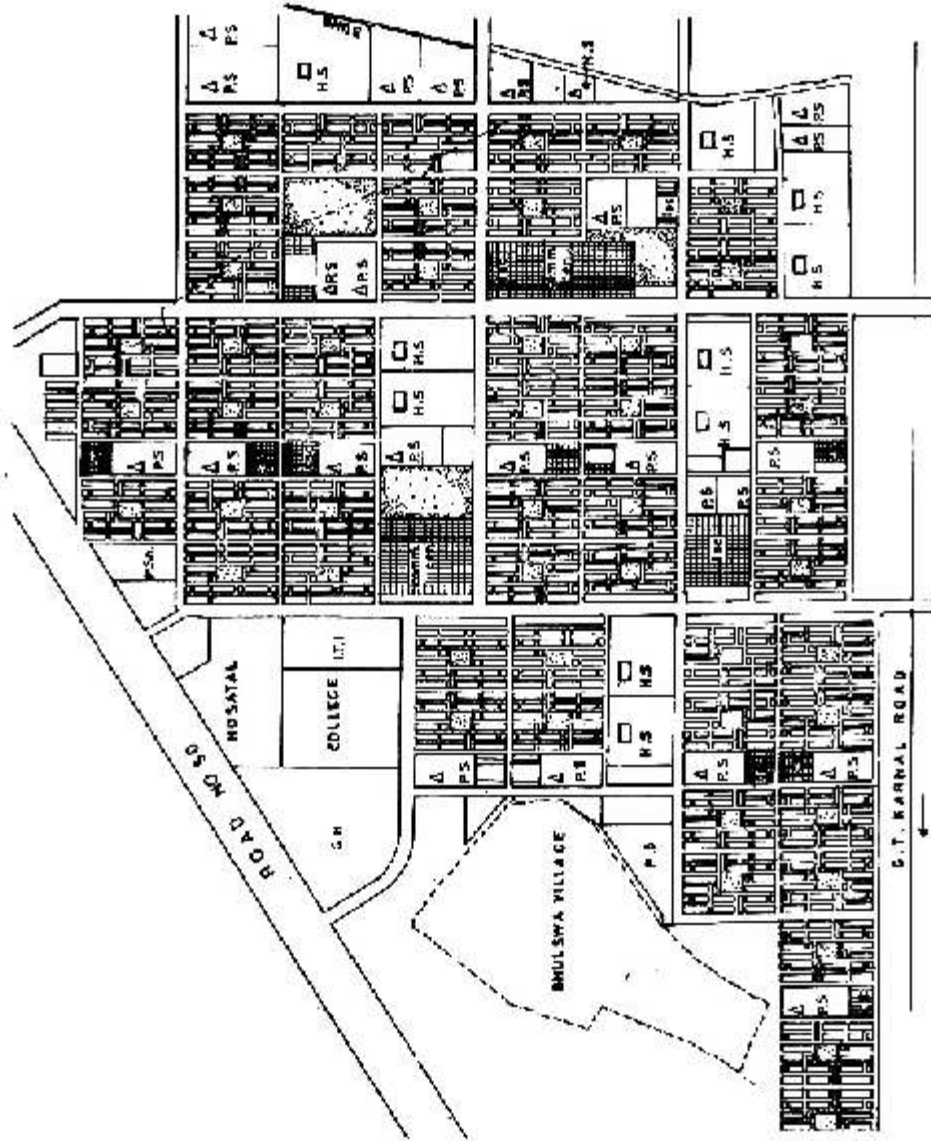
Physical Planning of Resettlement Colonies



MAP 34.8: Gokulpuri Resettlement Colony

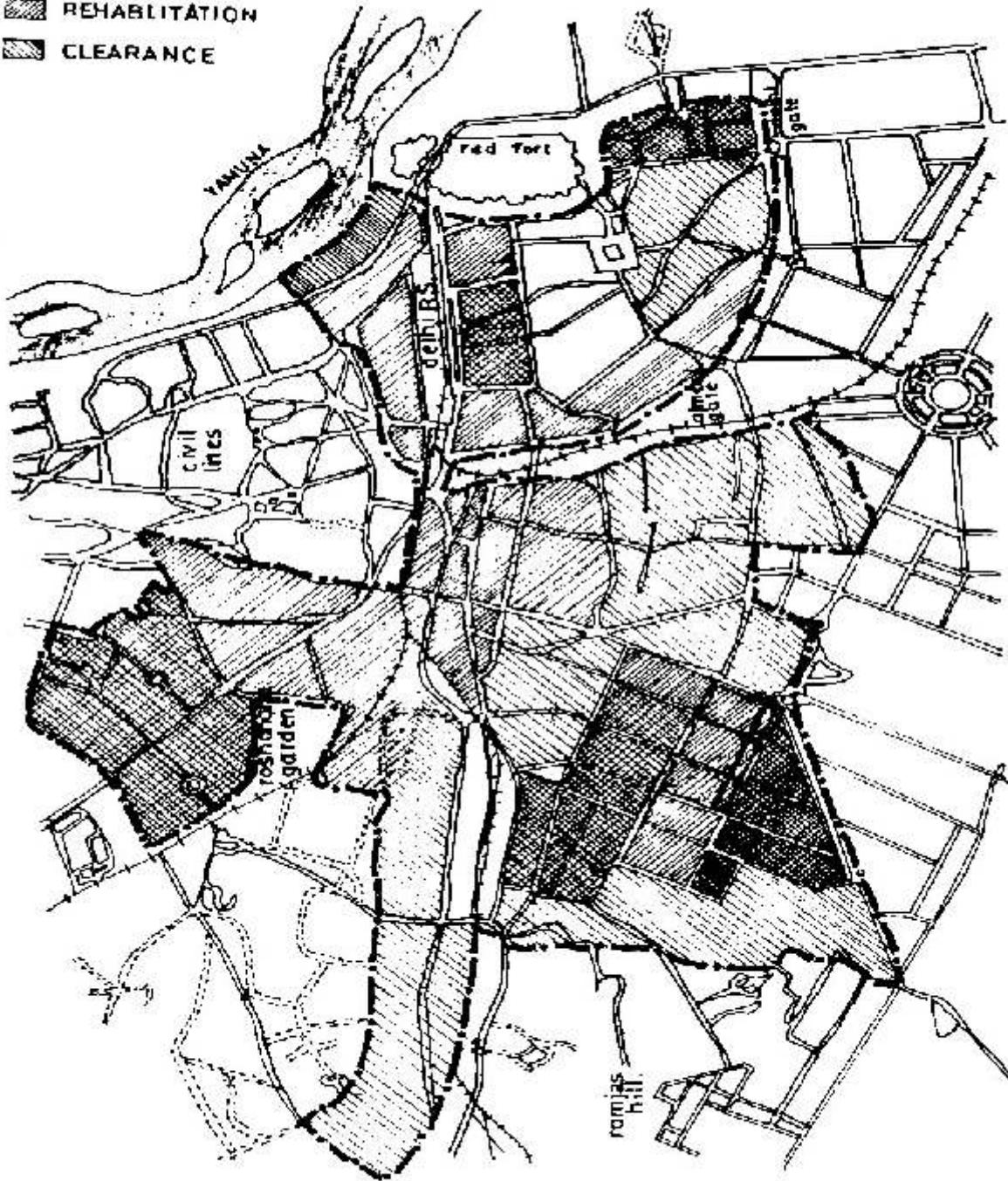


MAP 34.9: Jahangirpuri Resettlement Colony

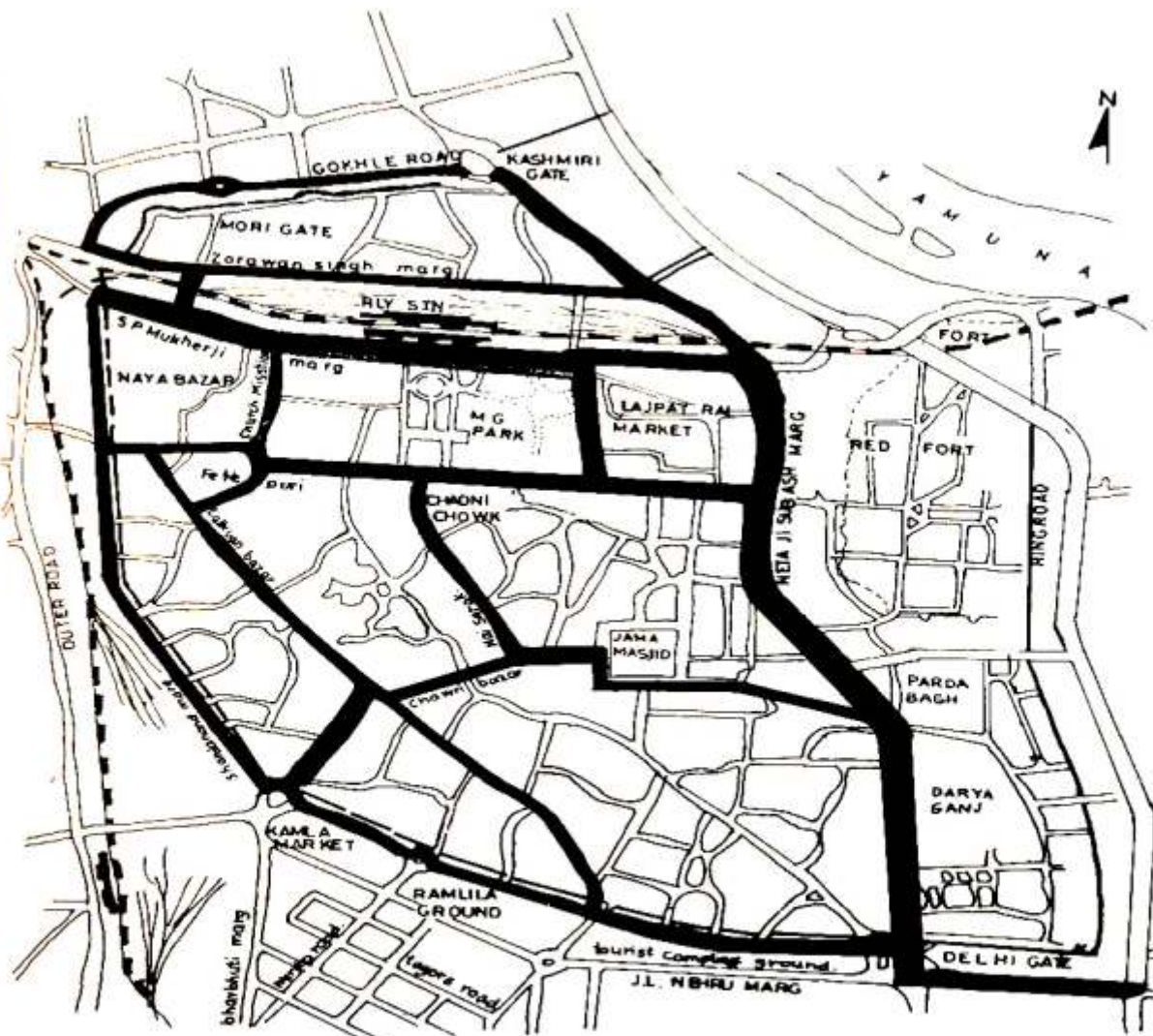


MAP 34.9 : Jahangirpuri Resettlement Colony

-  CONSERVATION
-  REHABILITATION
-  CLEARANCE



MAP 39.1 : Walled City of Delhi and Surroundings



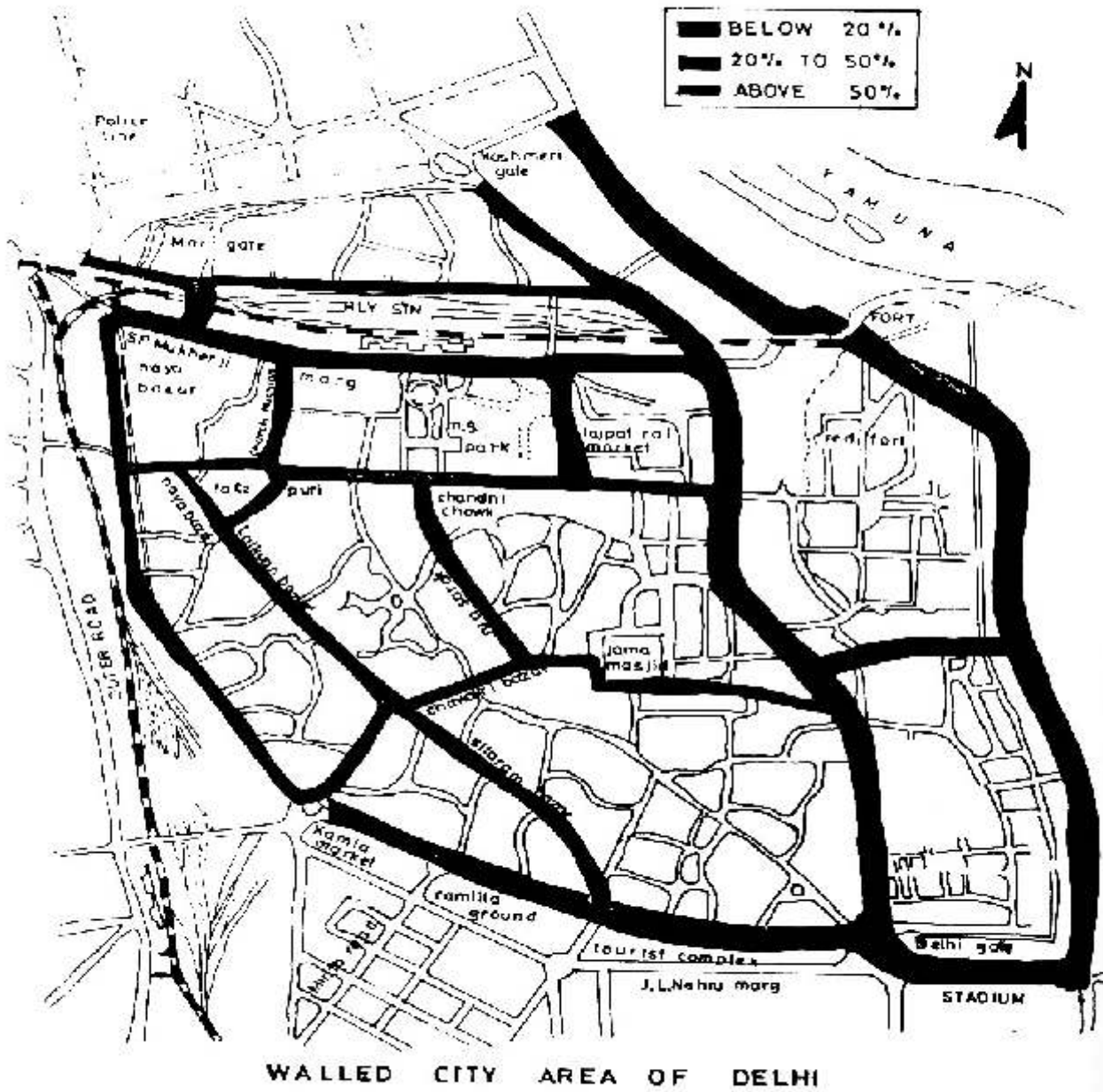
WALLED CITY AREA OF DELHI

LEGEND

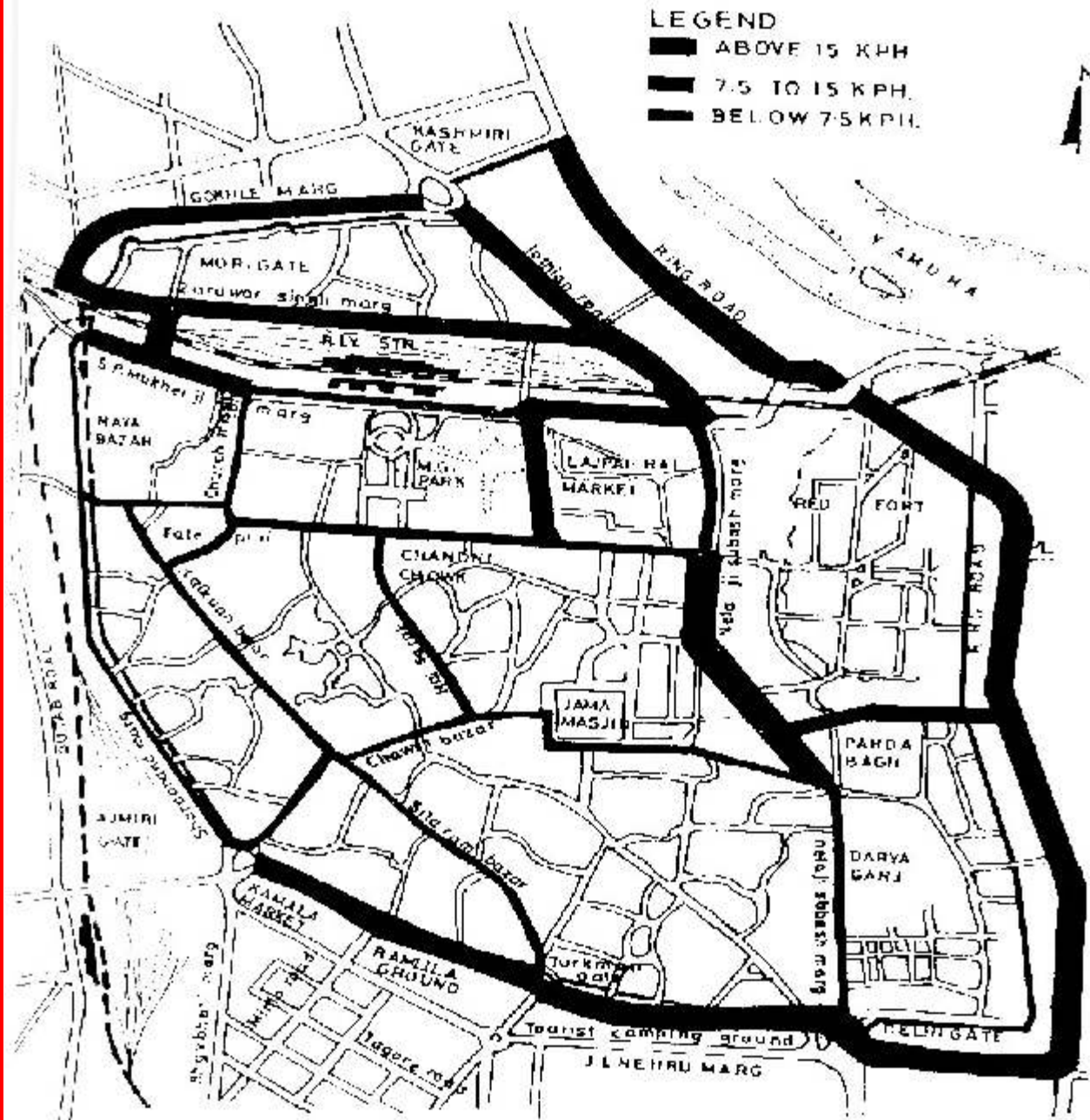
	ABOVE 5000
	2500 - 5000
	BELOW-2500

TOTAL PEAK HOUR VOLUME IN BOTH DIRECTIONS

MAP 39.2 : Classification of Road Network by Vehicular Volume



MAP 39.3 : Classification of Road Network by Percent of Slow Vehicles



WALLED CITY AREA OF DELHI

MAP.39.4 : Classification of Road Network by Vehicular Journey Speed

Shelter for Poor in the Fourth World

LEGEND

- BELOW 2000 / PEAK .HR.
- 2000 TO 4000 / " "
- ABOVE 4000 / " "

TOTAL PEDESTRIAN FLOW ALONG ROAD IN BOTH DIRECTIONS

