

CHAPTER 14

URBAN DEVELOPMENT

1. Urban face of present Delhi relates to 17th Century when Shahjahanabad was built and which now is called Walled City. Major change and expansion of Urban Delhi from its original area and face of Shahjahanabad started in the second decade of Twentieth Century when Britishers planned New Delhi, the Capital of India. Second major expansion started on partition of the country in 1947 with the huge number of refugees coming to settle in Delhi. Subsequently, migration started to this city of opportunities and availabilities from adjoining States of UP, Haryana, Rajasthan for employment. Delhi Development Act, 1957, was brought in for proper development of the city according to a Master Plan and DDA was given this job.
2. The rapid urbanisation of Delhi has resulted in a sharp increase in the density of population. In 1901, the density was 274 persons per sq km, this increased to 1176 persons per sq km in 1951 and 9294 persons per sq km in 2001. This pace of urbanisation has had its impact on the contribution of the primary sector in State Income of Delhi. The contribution of the primary sector which was 7.10% in 1960-61 in the State Income of Delhi has declined to 1.17% in 2002-03.
3. **URBAN DEVELOPMENT SCENARIO IN DELHI**
 - 3.1 The Master Plan for Delhi 1961-81 further extended to 2001 was prepared by DDA and approved by Government of India to ensure appropriate balance between the spatial allocations for the distribution of housing, employment, social infrastructure, transport, and adequate arrangement to accommodate all other physical infrastructure and public utility systems in Delhi. To ensure appropriate allocation of land and development of all public utility/physical infrastructure, MPD 2001 made provisions of 9 land-use categories with further 37 use zones. Unfortunately, the objectives of the Master Plan could not be achieved due to failure in making available adequate developed land for physical infrastructure and public utilities to the concerned agencies in time on the one hand and the lack of adequate developed land at affordable rates to the public for housing.
4. **HOUSING**
 - 4.1 According to 2001 Census there were 25.54 lakh households in Delhi compared to 18.62 lakh households in 1991. There were 33.80 lakh census houses in 2001 of which

30.02 houses were occupied and 3.78 lakh were vacant. Out of the occupied houses only 23.16 lakh (78.18%) were being used exclusively for residential purposes.

- 4.2 Piped water supply was available to 19.24 lakh households in 2001 as against 14.09 lakh house-holds in 1991. Dependence on water through hand pumps has reduced to 18.68% households compared to 20.06% in 1991.
- 4.3 Electricity was available to 23.72 lakh (92.86%) households in 2001 and the balance 7.14% households were dependents on Kerosene, Solar Energy etc.
- 4.4 Toilet facility was available to 11.61 lakh households. 12.55 lakh households were connected with closed drainage and 10.41 lakhs households with open drainage.
- 4.5 Separate kitchen facility was available to 16.87 lakh households and 17.37 lakh households were using LPG for cooking purposes in 2001.

5. TYPE OF SETTLEMENT

- 5.1 Because of the lack of adequate developed land at affordable prices to different categories of residents, various types of unplanned settlements have come up in Delhi. As such following types of settlements have come up in Delhi with distinctive features of each type in terms of level of civic amenities and the status of residents.

Statement No. 14.1
TYPE OF SETTLEMENTS

S.NO	Type of Settlement	Estimated population in lakh in 2000	% of total population
1.	JJ Clusters	20.72	14.8
2.	Slum Designated Areas	26.64	19.1
3.	Unauthorised Colonies	7.40	5.3
4.	JJ Resettlement Colonies	17.76	12.7
5.	Rural Villages	7.40	5.3
6.	Regularised-Unauthorised Colonies	17.76	12.7
7.	Urban Villages	8.88	6.4
8.	Planned Colonies	33.08	23.7
	Total	139.64	100.00

Source: DUEIIP-2021

5.2 With the emergence of various types of settlements, particularly unplanned settlements, the urban scenario in Delhi has become a very typical and difficult subject for management by concerned agencies. The Government of Delhi is bearing a huge cost on making these settlements basically habitable viz. worth living for the residents, as is evident from the following paragraphs.

REGULARISED-UNAUTHORISED COLONIES

5.3 Government of India regularised 567 unauthorised colonies in Delhi in 1977. To provide basic civic amenities in these colonies, a plan scheme was initiated in 1979-80. An investment of Rs.661.46 crore (plan funds released) has been made in these colonies upto March, 2004. This amount does not include the cost of electrification and solid waste disposal system.

J.J. RESETTLEMENT COLONIES

- 5.4 The scheme for resettlement of JJ Cluster households was started in 1961 in Delhi. The commencement of the scheme was made with the allotment of two room tenements to 3560 JJ Cluster households. Subsequently, 80 sq. yard plots were allotted to JJ Cluster households for resettlement. The size of the plot was reduced to 40 sq. meter and further reduced to 25 sq. meter. During 1975-77 a massive programme for resettlement of about 1.97 lakh JJ Cluster households was undertaken by DDA with the development of 26 new JJ Resettlement Colonies. A plan scheme was initiated in 1979-80 to provide and improve basic civic amenities in all these 44 Resettlement Colonies in which about 2.4 lakhs JJ Cluster households were resettled. These JJ Resettlement Colonies were transferred from DDA to MCD in 1988-89 with the assurance that Government of Delhi will provide maintenance expenditure to MCD under non-plan. Since 1979-80 upto March, 2004 an amount of Rs.510.17 crore (plan funds released) under plan and an amount of Rs.637.34 crore under non-plan for maintenance has been released by Delhi Government.

URBANISED VILLAGES

- 5.5 At present there are about 135 urbanised villages in Delhi. A plan scheme to improve the civic services in these urbanise villages was started in 1979-80. Since then an amount of Rs.206.82 crore (Plan funds released) has been provided to MCD and DJB upto March, 2004.

APPROVED COLONIES

- 5.6 Though provision of civic amenities in approved colonies is the primary responsibility of MCD, yet keeping in view the financial crunch of MCD, a new plan scheme was started in 1997-98 for the development of approved colonies. Since then an amount of Rs.118.40 crore has been released to MCD for the execution of developmental works like roads, drains, parks, footpaths, etc. in these colonies.

JHUGGI JHONPRI CLUSTERS

- 5.7 With the continuous flow of migrants on the one hand and lack of affordable housing particularly for the poor, the settlements in the form of JJ Clusters started in Delhi even prior to independence. However, the magnitude of JJ Clusters prior to 1970 remained within manageable limits and accordingly most of such households (43000) were resettled. The post 1970 migration trend speeded up along with a massive increase in JJ Clusters in Delhi.
- 5.8 The exact number of JJ Clusters was enumerated in a survey conducted by Government of Delhi in 1990. In this survey about 2.59 lakhs households were counted in 929 JJ Clusters. The estimates of Slum Wing of MCD indicates about 1100 JJ Clusters with 6 lakh households at present in Delhi. However, Census 2001 results indicate only about 18 lakhs persons residing in Slums including JJ clusters in Delhi. During the 7th Five Year Plan a scheme was started to provide basic minimum civic amenities in all the JJ Clusters. In some of the JJ Clusters in-situ upgradation was also taken up. Since then an amount of Rs.552.11 crore (plan funds released) has been utilised under this scheme. In addition to implementation of the plan scheme by Slum Wing, a number of other departments/agencies are also implementing plan schemes for welfare of JJ Cluster households. In total, plan funds of about Rs.80-100 crore are being utilised by different departments in implementation of these schemes in each year. Such major schemes are indicated below:

Statement 14.2

LIST OF PLAN SCHEME FOR J.J. CLUSTERS

(Rs. in Lakhs)

SN	Name of the Sector/Scheme	Outlay 2004-05
I	Urban Development	
1.	Construction of Basti Vikas Kendras	150.00
2.	In-Situ Upgradation of JJ Clusters	50.00
3.	Environmental Improvement in JJ Clusters	200.00
4.	Construction of Pay Use Jansuvidha Complex	100.00
5.	Shishu Vatika/Common Space in JJ Clusters	50.00
6.	National slum development programme	1800.00
7.	Sanitation in JJ Clusters	2500.00
8.	Urban Basic Services	105.00
9.	Swaran Jyanti Shahri Rojgar Yojana	80.00
II	Water Supply & Sanitation	
1.	Water supply in JJ Clusters	750.00
III	Health & Family Welfare	
1.	Mobile Van Dispensaries for JJ Clusters.	258.25
IV	Social Welfare Deptt.	
1.	Integrated Child Development Scheme	1200.00
	Total	7243.25

RELOCATION OF JJ SQUATTERS

5.9 Due to encroachment by JJ clusters households on project sites, the plan implementing departments/ agencies were facing problems in implementation of their projects. The public land encroached upon by JJ Cluster households may be seen in Table No.14.2.

To sort out this problem of encroachment on project sites, a plan scheme was started in 1990 through the Slum Wing. Since the commencement of the scheme till March, 2004, 51,461 JJ Cluster households have been relocated by the Slum Wing.

- 5.10 Of the 51,461 JJ Squatters households relocated between 1990-2004, 12262 households were relocated from DDA land, 4165 from PWD land, 7617 from L & DO, 3436 from MCD and 3030 from NDMC land. 2896 from CPWD, 2427 from MTNL, 3994 from AIIMS, 2369 from DMRC and 9265 from the land owning agencies like Police Dept., Health Dept., Delhi University, Forest Dept., Sale Tax Dept. etc. Delhi Government is providing plan assistance of Rs.10,000 per plot allocated to JJ Cluster households. An amount of Rs.113.64 crore (plan funds released) has been invested under this scheme till March, 2004.

6. TRANS YAMUNA AREA DEVELOPMENT BORAD

- 6.1 For the effective development of Trans Yamuna, a Trans Yamuna Area Development Board, an Advisory Board was constituted in 1994. The Board approves and recommends works for the infrastructure development of the Trans Yamuna Area. During the period 1994-95 to 2003-04, an amount of Rs.683.29 crore has been released to various agencies like MCD, DJB, DVB, I&F, PWD, etc. and an expenditure of Rs.605.73 crore has been incurred by these agencies for the civic infrastructure in the area.

7. URBAN DEVELOPMENT - COST RECOVERY

- 7.1 Government of Delhi is investing a major part of its resources, both under plan and non-plan to provide and improve the civic services in sub-standard areas but recovery of cost of civic services including infrastructure from the beneficiaries is negligible. Under the relocation scheme, eligible JJ Clusters households (January, 1990) are being provided 18 sq. meter plot plus 7 sq. meter open common courtyard and 12.5 Sq. Mtr. Plot past 1990 upto Dec.1998. The allottee households contribute only Rs.5000 for the plot.
- 7.2 This issue of providing civic services in sub-standard areas without any recovery of cost and allotment of alternative developed plot on relocation of JJ squatter, has been discussed at a number of forums and has been examined by a number of experts/groups.

On all such occasions, the Government of Delhi has been cautioned in continuing this approach of urban development without recovery of the cost. At some of the forums, this approach has also been categorised as one of the major bottlenecks in the implementation of the NCR Plan and also an incentive to migrants. However, provision of minimum civic amenities is an issue which can not easily be linked to cost recovery only by any democratic Government.

8. HOUSING POLICY

8.1 A comprehensive housing policy needs to be formulated for Delhi taking into account the following factors:

- (i) Carrying capacity of Delhi.
- (ii) Urban renewal potential.
- (iii) Involvement of private sector.
- (iv) National Capital Regional Plan-2021.
- (v) Master Plan for Delhi-2021.

9. The future urban face of Delhi is linked to Master Plan 2021 for Delhi which is being prepared by DDA and National Capital Regional Plan-2021 being prepared by NCR PB. Government of Delhi is pursuing the matter with these agencies for finalisation of these Master Plans taking into account the findings and recommendations of DUEIIP-2021, prepared by Government of Delhi in 2001.

10. MLA LOCAL AREA DEVELOPMENT SCHEME

Govt. of Delhi started MLA Local Area Development Scheme in Delhi on the pattern of MP Local Area Development Scheme of Govt. of India. Each Assembly Constituency is being allocated Rs. 2 crore for various developmental works in each financial year. These developmental works are being carried out by concerned Departments/agencies on the recommendation of concerned MLA. This scheme has proved very useful in taking care of the specific requirement of each Assembly Constituency area.