

## CHAPTER 14

### HOUSING & URBAN DEVELOPMENT

At the beginning of 21<sup>st</sup> century, more than 93 per cent of the population of Delhi was in urban areas as compared to 53 per cent in 1901. With 16.75 million populations in 2011, Delhi ranked Second among the most populous metropolitan Indian Cities after Mumbai. The city's population grew annually by 1.92 per cent during the period 2001-2011.

- 2 The urban area of Delhi increased from 326.54 Sq. Km in 1961 to 1113.65 Sq. Km in 2011. As per 2011 census, more than three fifth of the total area of Delhi is urban. The number of villages in Delhi also showed a reducing level i.e. 300 in 1961, 258 in 1971, 231 in 1981, 209 in 1991 165 in 2001 and 112 in 2011 respectively. The density of urban population in Delhi increased from 7225 persons per sq. km in 1961 increased to 17664 persons per sq. Km in 2011. While the same in 1981 1991 and 2001 was 9745 persons per Sq. Km, 12361 persons per Sq. Km and 13957 persons per Sq. Km respectively.
- 3 The contribution of urban sector to Gross State Domestic Product also increased considerably. In Delhi, the contribution of primary sector decreased considerably to the tune of 1.09 per cent in 2004-05 to 0.87 per cent during the year 2011-12 at current prices. This clearly indicates fast growth of urbanization in the national capital.
- 4 The information regarding the urbanization trend in Delhi during last 110 years the century is presented in Statement 14.1.

**Statement 14.1**  
**URBANIZATION TREND OF DELHI DURING 1901-2011**

Sl. No	Census Year	Population			Growth (%)	
		Total	Urban	% of urban to total	Decadal	AEGR
1	1901	405819	214115	52.76	--	--
2	1911	413851	237944	57.50	11.13	1.1
3	1921	488452	304420	62.36	27.94	2.5
4	1931	636246	447442	70.33	46.98	3.9
5	1941	917939	695686	75.79	55.48	4.4
6	1951	1744072	1437134	82.40	106.58	7.3
7	1961	2658612	2359408	88.75	64.17	5.0
8	1971	4065698	3647023	89.68	54.57	4.4

Sl. No	Census Year	Population			Growth (%)	
		Total	Urban	% of urban to total	Decadal	AEGR
9	1981	6220406	5768200	92.73	58.16	4.6
10.	1991	9420644	8471625	89.93	46.87	3.8
11	2001	13850507	12905780	93.18	52.34	4.2
12.	2011	16753253	16333916	97.50	20.96	1.92

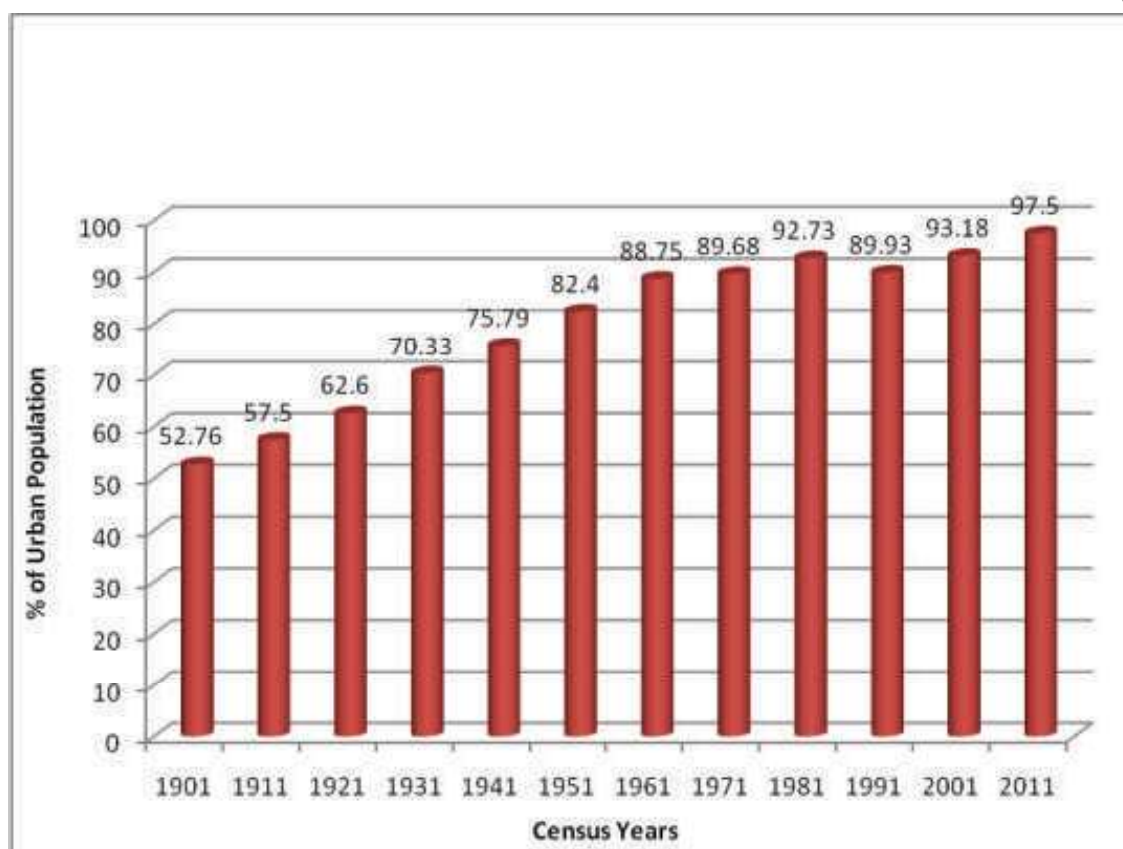
Source: - Census of India.

Note: - AEGR means Annual Exponential Growth Rate.

5. Like all major cities in the country, also in the world, the capital city of Delhi faces a huge amount of in-migration every year. This creates tremendous pressure on existing infrastructure and their maintenance. However, Government of Delhi tries to handle this issue by continuously upgrading civic infrastructure and also towards improving living conditions of the migrants, most of whom belong to economically weaker sections. The growth of urbanization in Delhi during 1901-2011 is depicted in Chart 14.1.

**Chart 14.1**  
**GROWTH OF URBAN POPULATION IN DELHI: 1901-2011.**

(Per cent)



## 6. Unauthorized Colonies

- 6.1** During 1993, a list of all unauthorized colonies in Delhi was prepared by Urban Development Department, which indicates that there were 1071 such unauthorized colonies. Due to litigation and other policy issues, no decision could be taken about regularization of such colonies. Government of Delhi started a Plan Scheme in 1997-98 for providing minimum civic services i.e construction of road, roadside drain and filling up of low lying area so as to maintain hygienic conditions in these colonies. To meet the expense on provision of water supply, sewerage, roads, drains, sanitation, street lighting and electrification etc, an expenditure of ₹ 2530 crore has been incurred during the 11<sup>th</sup> Five Year Plan.
- 6.2** These colonies are now being regularized and a Board for development of Unauthorized Colonies is functioning under the chairmanship of Hon'ble Chief Minister of Delhi. A total 1639 applications were received and provisional regularization certificates were issued to 1218 unauthorized colonies in, 2008. Govt. has regularized 895 colonies in the first notification issued in Sept. 2012. The process for regularization of remaining colonies is in progress.

## 7. Slum Free City

- 7.1** Government of India recently announced a new scheme called Rajiv Awas Yojana (RAY) under JNNURM for the slum dwellers and the urban poor people envisages a 'Slum-free city' through the active participation of States/Union Territories to tackle the problem of slums in cities. The main objectives are;
- Bringing existing slums within the formal system and enabling them to avail of the same level of basic amenities as in the rest of the town.
  - Redressing the failures of the formal system that lie behind the creation of slums and
  - Tackling the shortages of urban land and housing that keep shelter out of reach of the urban poor and force them to resort to extra-legal solutions in a bid to retain their sources of livelihood and employment.
- 7.2** Under this scheme States/Union Territories have to undertake preparatory activities of conducting slum survey, mapping of slums, developing slum information system, undertaking community mobilization, preparation of Slum-free City/State Slum-free Plans before seeking support under Rajiv Awas Yojana. The Government of NCT of Delhi has already submitted a detailed proposal to the Government of India for undertaking slum survey, mapping of slums, developing slum information system, undertaking community mobilization etc. An amount of ₹ 9.78 crore has been received from the Government of India for this project.

## 8. Jhuggi Jhopri Clusters

- 8.1** The inception of slums or jhuggi jhopri clusters started with the development of cities. In Delhi the formation of slums observed even before Independence. The main reasons behind the formation of slum clusters were due to various factors such as flow of migrants from neighboring states for livelihood and employment. The condition was manageable before 1970 and most of slums were resettled. After 1970, the high pace of development of Delhi and slow development in other states in northern India speeded up the flow of migration to Delhi resulting in massive increase in slum and J.J. Clusters.
- 8.2** The exact number of JJ Clusters was enumerated in a survey conducted by Government of Delhi in 1990. The survey report mentioned that there were 929 slum clusters and around 2.59 lakh households in Delhi. Delhi Urban Shelter Improvement Board estimated the number of jhuggi jhopri clusters and slum population of Delhi during the year 2010. It is estimated that there are 643 slum clusters with 4 lakh households having a population of 20 lakh in Delhi.
- 8.3** Under Sub Mission-II Basic Services to the Urban Poor (BSUP) of JNNURM, Government of India has so far approved 8 Projects of DSII DC, 6 projects of DUSIB and 1 Project of DDA and 1 Project of NDMC with an estimated cost of ₹ 3083.37 crore consisting of total 67800 DUs till March 2012. Till date, 13820 flats have been completed and 15284 DUs are under construction stage. Tenders for 38696 DUs are under process. The Delhi Urban Shelter Improvement Board has been nominated as nodal agency for the implementation of scheme of relocation/rehabilitation of Jhuggi Jhopri clusters in Delhi like improvement of environment, relocation and in-situ development of slums in Delhi. 585 EWS houses have been allotted to eligible J J Cluster households and now allotment process will continue by allotting 500 EWS houses in each allotment event.

## 9. Delhi Urban Shelter Improvement Board (DUSIB)

- 9.1** Delhi Urban Shelter Improvement Board has come into existence under Delhi Urban Shelter Improvement Board Act, 2010, passed by the Legislative Assembly of the National Capital Territory of Delhi on the 01st April, 2010.
- 9.2** DUSIB is primarily responsible for the qualitative improvement of slum settlements and providing various kinds of services for slum dwellers in the city. It also undertakes works relating to provision of shelters to the urban poor / slum dwellers under the policy for relocation of slum and JJ dwellers, including the provisions of built up flats under exceptional circumstances, when the properties / katras become dangerous / unfit for human habitation. The main thrust is to provide minimal civic infrastructural facilities like toilets, bathrooms and Basti Vikas Kendras (Community Centres) in JJ Clusters.

- 9.3** The broad activities of DUSIB are as follows;
- Construction, Management and Maintenance of Night Shelters.
  - Construction of low cost Housing under EWS for Slum dwellers under Jawahar Lal Nehru National Urban Renewal Mission(JNNURM).
  - Relocation of squatters.
  - In-situ up-gradation.
  - Environmental Improvement in Urban Slums.
  - Construction of Pay and Use Jansuvidha (Toilet) Complexes.
  - Construction of Basti Vikas Kendras / Community Halls.
  - Structural Improvement and Rehabilitation of Katras.

## 10. Housing

- 10.1** Shelter is a basic need of human being just next to food and clothing. Investment in housing industry like any other industry has a multiplier effect on income and employment, which in turn leads to the overall development of the human resources and economy. It is estimated that overall employment generation in our economy due to the additional investment in housing as well as construction industry is higher than the direct employment. Housing provides employment to a cross section of people, which importantly includes the weaker sections of the society. Housing also provides opportunities for home based economic activities.
- 10.2** The information regarding residential houses and households in Delhi and India during 1991, 2001 and 2011 is presented in Statement 14.2.

**Statement 14.2**  
**RESIDENTIAL HOUSES AND HOUSEHOLDS IN**  
**INDIA AND DELHI DURING 1991, 2001& 2011**

Sl. No	Years	Households (Lakh)	Residential Houses (Lakh)	Difference of Households & Residential Houses (Lakh)
1.	<b>1991</b>			
	a. Delhi	18.62 (1.22)	17.14 (1.17)	1.48 (2.96)
	b. India	1520.10	1470.10	50.00
2.	<b>2001</b>			
	a. Delhi	25.54 (1.33)	23.17 (1.29)	2.37 (1.87)
	b. India	1919.64	1792.76	126.88

Sl. No	Years	Households (Lakh)	Residential Houses (Lakh)	Difference of Households & Residential Houses (Lakh)
3.	<b>2011</b>			
	a. Delhi	33.41 (1.35)	31.76 (1.35)	1.65 (1.56)
	b. India	2466.93	2360.52	106.41

Source: *Tables on Households and Amenities, Census of India, Ministry of Home Affairs 1991, 2001&2011.*

Note: *Figures in parenthesis relates to percentage to India total.*

- 10.3** According to 2011 Census, there were 46.06 lakh census houses in Delhi, of which 40.93 lakh houses were occupied and 5.13 lakh were vacant. Out of the occupied houses, only 31.75 lakh (77.57%) were being used exclusively for residential purposes.
- 10.4** Piped water supply was available to 27.16 lakh households in 2011 as against 19.24 lakh households in 2001. Dependence on water through hand pumps has reduced to 5.3 per cent of households compared to 18.68 per cent in 2001. Measures being taken up to curtail the water losses and unaccounted flow of water (UFW) by DJB may make available more water to various types of settlements in Delhi.
- 10.5** Electricity was available to 99.10 percent of households in 2011 and the balance of 0.90 per cent of households were dependents on Kerosene, Solar Energy etc. The system for getting electricity connection has been simplified and improved after privatisation of distribution of power. Toilet facility was available to 29.90 lakh household. 19.78 lakh households were connected with closed drainage and 12.23 lakh households with open drainage. For providing better sewerage facilities in Delhi sufficient funds are being invested in this sector. Government is also constructing toilet facilities in those localities where toilet facilities are lacking. Separate kitchen facility was available to 26.42 lakh households and 30.04 lakh households were using LPG for cooking purposes in 2011.
- 10.6** It is mentioned in the report on Housing Conditions in Delhi (65<sup>th</sup> Round of National Sample Survey) the distribution of households by type of structure of houses in Delhi was good, more than ninety per cent of the households in Delhi are in the category of pucca during 2008-09. The information regarding the distribution of households by type of structure is presented in Statement 14.3.

**Statement 14.3**  
**HOUSEHOLDS BY TYPE OF STRUCTURE OF HOUSES: 2008-09.**

Sl. No	Type of Structure	Condition of Structure		
		Good	Satisfactory	Total
1.	Pucca	1918030	1671371	3589401 (91.50)
	Per cent	53.44	46.56	100.00
2.	Semi Pucca	39848	156651	196498 (5.01)
	Per cent	2.01	97.99	100.00
3.	Serviceable Kutcha	1986	10089	12075 (0.31)
	Per cent	16.45	83.55	100.00
4.	Unserviceable Kutcha	1960	122970	124930 (3.18)
	Per cent	1.57	98.43	100.00
	<b>Total</b>	<b>1961823</b>	<b>1961081</b>	<b>3922904 (100.00)</b>
	<b>Per cent</b>	<b>50.01</b>	<b>49.99</b>	

Source: - Housing Conditions in Delhi, NSS 65<sup>th</sup> Round July 2008-June 2009, Directorate of Economics and Statistics, Government of NCT of Delhi

Note: - Figures in parenthesis relates Percentage to total.

**10.7** Ownership of houses is one of the important indicators for analysing the housing conditions. In Delhi more than 56 per cent of households were under the category of owned, rental constitutes 37 per cent and remaining near about 7 per cent as other category. The information regarding distribution of households by type of ownership is presented in Statement 14.4.

**Statement 14.4**  
**HOUSEHOLDS BY TYPE OF OWNERSHIP: 2008-09**

Sl. No	Category	Number	% age
1	<b>Owned</b>		
	a. Freehold	1802566	45.95
	b. Leasehold	41802566	10.67
	<b>c. Total</b>	<b>2221331</b>	<b>56.62</b>



Sl. No	Category	Number	% age
2	<b>Rental</b>		
	a. Employer Quarter	165705	4.22
	b. With Written Contract	210950	5.38
	c. Without Written Contract	1064250	27.13
	<b>d. Total</b>	<b>1440905</b>	<b>36.74</b>
3	<b>Others</b>	<b>260668</b>	<b>6.64</b>
<b>Total</b>		<b>3922904</b>	<b>100.00</b>

Source: - Housing Conditions in Delhi, NSS 65<sup>th</sup> Round July 2008-June 2009, Directorate of Economics and Statistics, Government of NCT of Delhi

- 10.8** As per the 65<sup>th</sup> NSS Round on urban slums in Delhi, conducted by Directorate of Economics and Statistics the estimated number of urban slums in Delhi during 2008-09 was 4390 and household was 576656. 78 per cent of slums were in public land owned mostly by local bodies (54 per cent), railways (14 per cent) and state government. 49.75 per cent of slums had pucca house, 41.78 per cent had semi pucca and the remaining 8.47 per cent were kutcha house. More than four fifth of the slum households in Delhi had motorable approach road.

## 11. Trans Yamuna Area Development Board

For development of Trans Yamuna area in a proper, speedy and sustained manner, Trans Yamuna Area Development Board (TYADB), an advisory Board was constituted in 1994. The Board approves and recommends works for the development of infrastructure in Trans Yamuna area. Various agencies are involved in the development of infrastructure facilities in Trans Yamuna area such as Delhi Jal Board, Municipal Corporation of Delhi, Public Works Department, Department of Irrigation and Flood Control and Urban Development. After the inception of Board, most of the activities relating to the development of infrastructure in Trans Yamuna area are coordinated by the Board. The agency-wise expenditure of TYADB during 2005-06 to 2011-12 is presented in Statement 14.5.



**Statement 14.5**  
**AGENCY-WISE EXPENDITURE OF TYADB: 2005-06 TO 2011-12**

(₹ Crore)

Sl. No	Name of Agency	2007-08	2008-09	2009-10	2010-11	2011-12
1	Delhi Jal Board (DJB)	23.00	15.17	23.00	17.00	15.75
2	Municipal Corporation of Delhi (MCD)	50.00	72.60	40.00	39.93	60.00
3	Public Works Department (PWD)	0.25	0.28	0.01	--	0.47
4	Irrigation & Flood Control (I & F C)	6.50	10.93	15.00	9.78	10.00
5	Urban Development (UD)	-	-	-	--	2.50
	<b>Total</b>	<b>79.75</b>	<b>98.98</b>	<b>78.01</b>	<b>66.71</b>	<b>88.72</b>

Source:- Urban Development Department, GNCTD

## 12. Development of Walled City- Delhi

For maintaining the original heritage character and to improve the environment in the walled city area, a comprehensive redevelopment plan has been prepared. It involves the active participation of governmental and non-governmental agencies and professionals for rejuvenating and maintaining the heritage areas. For ensuring the development of Walled city of Delhi, Delhi Development Authority (DDA) has signed a Memorandum of Understanding (MoU) with the Barcelona Strategic Urban Systems, AIE, Spain during October 2010. The MoU clearly narrated the co-operation in the fields of urban planning, heritage conservation, urban renewal of walled city and its extension etc. Both DDA and Barcelona City Council have decided to undertake joint research activities in Shajahanabad – needs a special treatment to conserve its heritages value while retaining the residential character and listed redevelopment of government owned and private properties in walled city.