

CHAPTER 14

URBAN DEVELOPMENT

1. The National Commission on Urbanisation has described urbanisation in India as a process whereby the surplus population of workers from rural areas resettles in urban centres where non-agricultural job opportunities are available. If job opportunities are productive and lead to gainful employment, urbanisation becomes a catalyst for economic development. If, however, urbanisation is merely a process of transfer of rural poverty to an urban environment, it results in a concentration of misery.

2. Describing civic conditions in urban areas, the Commission pointed out that the urban centres in the country generated the most brutal and inhuman living conditions, with large sections of the population (nearly 30-50% in the case of Mumbai and Delhi) living in squatter settlements. Overcrowding and the scarcity of water and sanitation in the slums leads to severe health problems and the abject degradation of human life. The Commission estimated that there would be 350 million people living in urban areas in India by 2001 compared to 160 million in 1981.

3. Urbanisation, according to the Commission, has been accelerated by distress migration from rural areas. In 1951 the contribution of urban India to Net State Domestic Product was 29% which grew to 37% in 1971 and is projected to reach 60% by 2001. Thus, the Commission estimates that 35% of the population of the country living in urban areas will contribute over 60% of the country's Net State Domestic Product by 2001.

URBANIZATION OF DELHI

4. Urbanization has increased rapidly in Delhi since 1911 when Delhi became the capital of the country. The pace was accelerated during 1941-51 when the country was partitioned and refugees started settling in Delhi. 90% of the population was living in urban area by 1991, compared to 57.5% in 1911. (Table 14.3)

5. With rapid urbanisation, the rural area is shrinking: it has fallen from 1157.52 sq. km in 1961 to 782.77 sq. km in 1991. The population density was 12361 persons per sq. km in urban areas in 1991 and 1190 persons per sq. km in rural areas.

6. Rapid urbanisation has led to one distinctive feature in Delhi — different types of settlements. The types of settlements in Delhi are categorised in terms of civic infrastructure, types of houses, authorised versus unauthorised settlements, etc. The types of settlements are listed below: -

- i) JJ resettlement colonies
- ii) Slum resettlement colonies
- iii) Refugee resettlement colonies
- iv) Approved/planned colonies
- v) Unauthorised-regularised colonies
- vi) Unauthorised colonies
- vii) Urbanised villages
- viii) JJ clusters
- ix) Notified slum areas / Walled City
- x) Rural villages

7. In colonies of Delhi, the occupational pattern as well as the standard of living varies by type of habitat. About 79.48% of the households had electricity connections and 63.38% of the households had toilet facilities according to the 1991 Census. About 60% of the households had both electricity and toilet facilities (Table 14.1); 75.7% of the total households had piped water supply (individual plus sharing) while 20% of the households depended on hand-pumps/tube-wells; 46.5% of the households used LPG as domestic fuel while 42% of the households used kerosene as fuel (Table 14.2).

Master Plans for Delhi

8. The First Master Plan for Delhi, 1961-81, was published by DDA in 1962. The Second Master Plan for Delhi 1981-2001, was published by DDA in 1990. As per the First master Plan, 11.7% of the total area of Delhi (17287.45 hectares) was urbanized in 1958-59, holding an urban population of 20 lakhs. The First master plan envisaged development of urbanisable area of 44,777 hectares by 1981, catering to an urban population of 46 lakhs. This was subsequently increased to 48,777 hectares – 4000 hectares were added for development of Patparganj, Sarita Vihar & Vasant Kunj. The Second Master Plan envisaged acquisition of 20,000 hectares for planned development by 2001, thereby expanding the urbanisable area to 68,777 hectares. On the other hand, NCR Planning board projected an urbanisable area of 62,777 hectares by 2001. Remote sensing data available with the National Capital Region Planning Board (NCRPB) indicates that the built up area in Delhi was 57,880 hectares in 1986, 60,340 hectares in 1993 and 75,000 hectares in 1999 (includes built up area of rural settlements). More than 50% of the total area of Delhi has been built up by 1999.

Regional Plan

9. The National Capital Region Planning Board (NCRPB) was constituted in 1985 under the National Capital Region Planning Board Act, 1985. The National Capital Region covers an area of 30,242 sq. kms. including Delhi (1483 sq. kms), and parts of Haryana (13,413 sq.kms), Uttar Pradesh (10,853 sq.kms) and Rajasthan (4493 sq.km.). The Regional Plan – 2001 prepared by NCRPB had projected a population of 11.2 million for Delhi by 2001, on the assumption that about 2 million people would be deflected to other towns in the

CHAPTER 14

URBAN DEVELOPMENT

1. The National Commission on Urbanisation has described urbanisation in India as a process whereby the surplus population of workers from rural areas resettles in urban centres where non-agricultural job opportunities are available. If job opportunities are productive and lead to gainful employment, urbanisation becomes a catalyst for economic development. If, however, urbanisation is merely a process of transfer of rural poverty to an urban environment, it results in a concentration of misery.

2. Describing civic conditions in urban areas, the Commission pointed out that the urban centres in the country generated the most brutal and inhuman living conditions, with large sections of the population (nearly 30-50% in the case of Mumbai and Delhi) living in squatter settlements. Overcrowding and the scarcity of water and sanitation in the slums leads to severe health problems and the abject degradation of human life. The Commission estimated that there would be 350 million people living in urban areas in India by 2001 compared to 160 million in 1981.

3. Urbanisation, according to the Commission, has been accelerated by distress migration from rural areas. In 1951 the contribution of urban India to Net State Domestic Product was 29% which grew to 37% in 1971 and is projected to reach 60% by 2001. Thus, the Commission estimates that 35% of the population of the country living in urban areas will contribute over 60% of the country's Net State Domestic Product by 2001.

URBANIZATION OF DELHI

4. Urbanization has increased rapidly in Delhi since 1911 when Delhi became the capital of the country. The pace was accelerated during 1941-51 when the country was partitioned and refugees started settling in Delhi. 90% of the population was living in urban area by 1991, compared to 57.5% in 1911. (Table 14.3)

5. With rapid urbanisation, the rural area is shrinking: it has fallen from 1157.52 sq. km in 1961 to 782.77 sq. km in 1991. The population density was 12361 persons per sq. km in urban areas in 1991 and 1190 persons per sq. km in rural areas.

6. Rapid urbanisation has led to one distinctive feature in Delhi — different types of settlements. The types of settlements in Delhi are categorised in terms of civic infrastructure, types of houses, authorised versus unauthorised settlements, etc. The types of settlements are listed below: -

- i) JJ resettlement colonies
- ii) Slum resettlement colonies
- iii) Refugee resettlement colonies
- iv) Approved/planned colonies
- v) Unauthorised-regularised colonies
- vi) Unauthorised colonies
- vii) Urbanised villages
- viii) JJ clusters
- ix) Notified slum areas / Walled City
- x) Rural villages

7. In colonies of Delhi, the occupational pattern as well as the standard of living varies by type of habitat. About 79.48% of the households had electricity connections and 63.38% of the households had toilet facilities according to the 1991 Census. About 60% of the households had both electricity and toilet facilities (Table 14.1); 75.7% of the total households had piped water supply (individual plus sharing) while 20% of the households depended on hand-pumps/tube-wells; 46.5% of the households used LPG as domestic fuel while 42% of the households used kerosene as fuel (Table 14.2).

Master Plans for Delhi

8. The First Master Plan for Delhi, 1961-81, was published by DDA in 1962. The Second Master Plan for Delhi 1981-2001, was published by DDA in 1990. As per the First master Plan, 11.7% of the total area of Delhi (17287.45 hectares) was urbanized in 1958-59, holding an urban population of 20 lakhs. The First master plan envisaged development of urbanisable area of 44,777 hectares by 1981, catering to an urban population of 46 lakhs. This was subsequently increased to 48,777 hectares – 4000 hectares were added for development of Patparganj, Sarita Vihar & Vasant Kunj. The Second Master Plan envisaged acquisition of 20,000 hectares for planned development by 2001, thereby expanding the urbanisable area to 68,777 hectares. On the other hand, NCR Planning board projected an urbanisable area of 62,777 hectares by 2001. Remote sensing data available with the National Capital Region Planning Board (NCRPB) indicates that the built up area in Delhi was 57,880 hectares in 1986, 60,340 hectares in 1993 and 75,000 hectares in 1999 (includes built up area of rural settlements). More than 50% of the total area of Delhi has been built up by 1999.

Regional Plan

9. The National Capital Region Planning Board (NCRPB) was constituted in 1985 under the National Capital Region Planning Board Act, 1985. The National Capital Region covers an area of 30,242 sq. kms. including Delhi (1483 sq. kms), and parts of Haryana (13,413 sq.kms), Uttar Pradesh (10,853 sq.kms) and Rajasthan (4493 sq.km.). The Regional Plan – 2001 prepared by NCRPB had projected a population of 11.2 million for Delhi by 2001, on the assumption that about 2 million people would be deflected to other towns in the National Capital Region. A Committee appointed to review the Regional Plan 2001 has concluded that the Regional Plan was not implemented effectively due to lack of priorities and lack of time-bound programmes. As per projections made by the Registrar General of India, the population of Delhi is expected to be about 14 million by 2000, compared to the figure of 11.2 million envisaged in the Regional Plan 2001.

Housing

10. According to the 1991 Census there were 18.62 lakh households in Delhi. Out of these, 12,200 households were shelterless. There were 18.02 lakh residential houses, which included 1,91,386 kaccha houses. Delhi faced a shortage of 2,62,824 houses in 1991, which is about 14% of the total

number of households. Information on the availability of houses in urban and rural areas is indicated below

Statement 14.1

HOUSEHOLDS, HOUSES AND HOUSING SHORTAGE IN DELHI-1991 CENSUS

ITEM	URBAN	RURAL	TOTAL
No. of households	1,697,609	163,967	1,861,576*
No. of residential houses	1,640,763	161,575	1,802,338
No. of shelterless households	12,200	—	12,200
No. of kutchha houses	178,110	13,276	191,386
Housing Shortage	247,156	15,668	262,824
Housing Shortage (%)	14.56	9.56	14.12

Including Industrial Households

Source : Population Statistics - 1991, Dte. of Economics & Statistics, Government of NCT of Delhi

11. The Master Plan for Delhi, 2001 (MPD -2001), suggested that 16.16 lakh new dwelling units be made available in Delhi during 1981-2001 under different programmes (Table 14.3).

Jhuggi Jhonpri Clusters

12. Rapid in-migration has resulted in mushrooming of JJ clusters in Delhi. Efforts to relocate households in JJ clusters have not succeeded, with only about 17000 sites and services plots having been developed since 1990. The target for 2000-01 is 30,000 plots. Growth of Jhuggies in Delhi is indicated in Table 14.4. Delhi had an estimated 1080 JJ Clusters in 1994 (Table 14.4). The Delhi Government has recently announced the setting up of a low cost Housing Corporation to tackle this problem

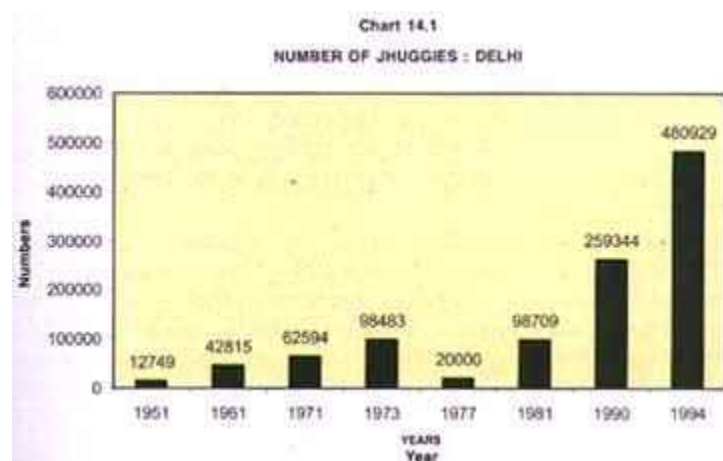


Table 14.1

FACILITIES AVAILABLE TO HOUSEHOLDS - 1991 Census

Facilities Available	Total No. of Households*	Rural Households	Urban Households
----------------------	--------------------------	------------------	------------------

Electricity	1479620 (79.48)	98129 (5.27)	1381491 (74.21)
Toilet	1179797 (63.38)	626 (0.03)	1179171 (63.35)
Both Electricity & Toilet	1114424 (59.86)	31511 (1.69)	1082913 (58.17)
Electricity but no toilet	365196 (19.62)	66618 (3.58)	298578 (16.04)
Toilet but no electricity	65373 (3.51)	17027 (0.91)	48346 (2.60)
No electricity or toilet	316583 (17.01)	48811 (2.63)	267772 (14.38)

*Including institutional households.

Note: 1. The total number of households including industrial households is 18,61,576.

2. Figures in parentheses show percentage of total

Source: Population Statistics - 1991, Directorate of Economics & Statistics, Government of NCT of Delhi.

Table 14.2
FUEL USED FOR COOKING - 1991 CENSUS

Type of Fuel	Number of Households		
	Total	Rural	Urban
Cooking gas	865072 (46.47)	29439 (1.58)	835633 (44.89)
Kerosene	774348 (41.60)	64648 (3.47)	709700 (38.13)
Cowdung cakes	88680 (4.76)	39490 (2.12)	49190 (2.64)
Wood	86861 (4.67)	26238 (1.41)	60623 (3.26)
Coal/coke/lignite	15903 (0.86)	869 (0.05)	15034 (0.81)
Bio-gas	11913 (0.64)	725 (0.04)	11188 (0.60)
Charcoal	8763 (0.47)	1640 (0.09)	7123 (0.38)
Electricity	2346 (0.14)	216 (0.01)	2130 (0.13)
Other	7269 (0.39)	677 (0.04)	6592 (0.35)
All Sources	1861576 (100.00)	163967 (8.81)	1697609 (91.19)

Figure in brackets show percentage

Source: Population Statistics - 1991, Directorate of Economics & Statistics, Government of NCT of Delhi.

Table 14.3**Housing Requirement as per Master Plan of Delhi - 2001**

Type of new Housing	Unit	Target, 1981-2001(in lakhs)
Sites and Services	No. of Sites	4.00 lakhs
Partially/fully built agency housing	Dwelling Units	—
Partially/fully built cooperative housing	Dwelling Units	6.97 lakhs
Slum Housing	Dwelling Units	0.49 lakh
Employer Housing	Dwelling Units	0.65 lakh
Housing on individual Plots	Dwelling Units	2.75 lakhs
Unauthorised in-fill	Dwelling Units	1.30 lakhs
Total		16.16 lakhs

Source : Master Plan of Delhi - 2001, Delhi Development Authority.

Table 14.4**GROWTH OF JHUGGIS IN DELHI**

Sl.No.	Year	No. of Jhuggis In Delhi
1.	1951	12749
2.	1956	22415
3.	1961	42815
4.	1966	42668
5.	1971	62594
6.	1973	98483
7.	1977	20000
8.	1981	98709
9.	1983	113386
10.	1985	150000
11.	1986	200000
12.	1987	225000
13.	1990	259344
14.	1994	480929

Source : Slum Wing, MCD.