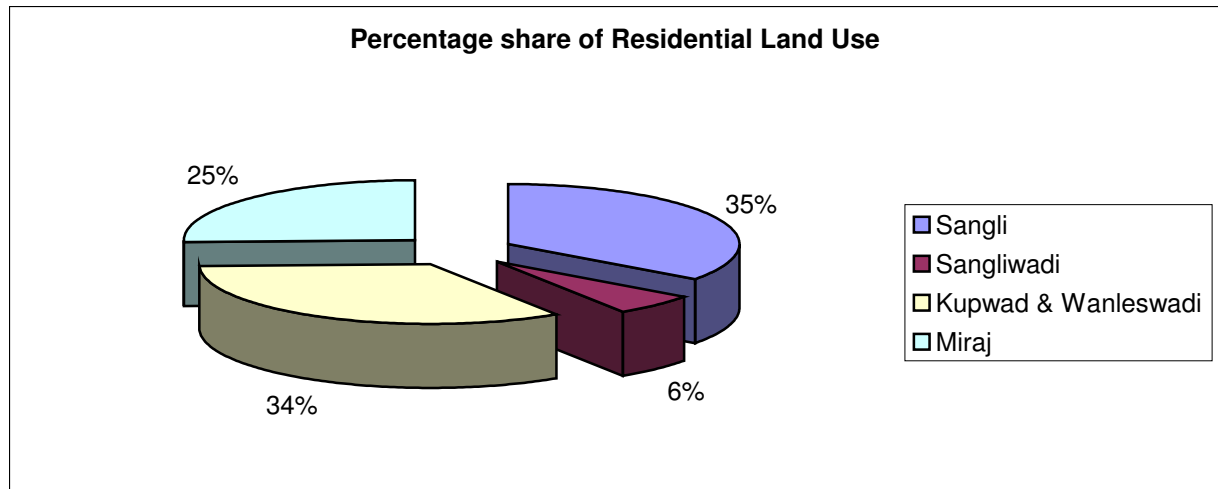


HOUSING

6.1 HOUSING SPREAD IN SMKMC

The existing land use map depicts 35% of the residential area to be concentrated in Sangli. Another one third of the total residential area is in Kupwad & Wanleswadi settlements (combined), while Miraj accounts for one fourth.



In Sangli, out of total developed area percentage of residential land use is 44.7%. The residential land use is spread all over the city but the major residential areas are Gaobhag, Khanbhag, Vishrambagh, Gulmohar Colony, Rama mata Nagar and other areas behind civil hospital, Ambedkar nagar, Neminath nagar, Ganeshnagar, Sanjay Nagar, Abhay Nagar, Vijay Nagar etc along 100 ft road towards sugar factory, State Bank colony. A majority of the houses are independent plotted bungalow type housing or the row houses. Due to scarcity of the space within the gaothan area the concept of multi storey building is gearing up. The preference of



independent bungalow would tend to use up more fringe lands and also the effectuate spread of settlement in horizontal direction. The Gaothan areas in Sangli are congested inhabiting about 70000 persons with densities varying from 178-851 persons per hectare.

In Miraj, residential area in gaobhag is very congested and is plotted row housing type. Predominant residential areas in Miraj are Gaothan area, Sanjay Gandhi nagar, Idgah nagar, along Sangli Miraj road along Pandharpur road and Malegaon road. Percentage of residential area to total developed area in Miraj is 48 %. The Miraj Gaothan too is congested with about 71000 persons residing in these areas. The densities vary from 188-838 ppha(average density 386ppha).



In Kupwad, residential land use is predominant in Kupwad gaothan, Yeshwant nagar, Vasant nagar, Shalini nagar, Vijay nagar, behind MSEB, Hasni ashram and Wanleswadi.

6.2 FINDINGS FROM HOUSEHOLD SURVEYS

A sample household surveys involving 2544 households forming about 3% of total population was conducted during August –September 2001 as part of the base study (presented in Report on Summary Survey Findings' submitted in Nov 2001). The relevant findings of this survey is summarized as below:

1. The data shows that over three fourths of the households own their house. Only 16% residents stay in the rented houses.
8.1% residents quote 'other' type of ownership status, which would primarily be squatters, referred by slum households.

Table 6.1: Ownership status of dwelling units (d.u)

Ownership status	TOTAL SANGLI	TOTAL MIRAJ	TOTAL KUPWAD	TOTAL SMKMC
Owned	79.1	68.6	82.6	75.6
Rented	15.9	17.1	16.2	16.4
Others	5.0	14.3	1.3	8.1
Sample size	1378	931	235	2544

2. As regards the quality of dwelling units, it is observed that only 47% houses are the "pucca" houses and another 31% are the "semi pucca" houses. The "pucca" houses are proportionately more in Kupwad (67.7%), Sangli (58%) and Miraj Gunthewari (59.2%). They, as impelled, are few in the slums and Wanleswadi. Even in Miraj Township only 36% houses are fully "pucca" houses.

The "kutcha" houses are proportionately more in Sangliwadi (29%) and slum pockets in Miraj town (27.5%). Surprisingly, only a few houses in the Sangli slums are the "kutcha" houses and a majority of the structure there is the "semi-pucca" houses. "Thatched" huts are predominant (72%) in Miraj Slums. Almost half of the houses are pucca in Gunthewari areas too.

Table 6.2: Type of dwelling unit in SMKMC

Type	TOTAL SANGLI	TOTAL MIRAJ	TOTAL KUPWAD	TOTAL SMKMC
Pucca	53.1	33.1	67.6	47.1
Semi Pucca	29.3	35.7	24.2	31.2
Kattcha	13.2	22.3	5.9	15.9
Thatched hut	4.2	8.5	1.7	5.5
Sample size	1378	931	235	2544

3. Of the housing stock, the thatched huts would account for unserviceable stock, but is only about 5%, similar to other towns.
4. A majority of the houses are independent plotted bungalow type housing (33.5%) or the row houses (24%). Multi storied apartments housing is 'still new' to the SMKMC, with only 9 % houses belonging to such category.
Preference of independent bungalow would tend to use up more fringe lands and also the spread of the settlement increases horizontally.
5. One third of the sample households have dwelling units of built up area in the range of 201-500sq.ft. Thus at least one third of the dwelling units are of LIG type. The next predominant proportion of size class is 501-1000 sq.ft. Thus the majority of the houses are small residential units of one/two bedroom units.

6. A large majority (71%) of the households has a separate 'kitchen' facility in the house as depicted in the table.
7. While the facility of a separate 'bathroom facility' exists in 76% of the surveyed dwelling units, lavatory (water closet) exists in 74 % of the dwelling units. This indicates a large proportion (26%) using community toilets (if available) or resorting to open defecation. This facility is hardly present in the slums (except for community toilet blocks in few slums). While Sangli town, Miraj Gunthewari and Kupwad have W.Cs in more than 80% houses; other settlements have fewer houses with this facility, especially Sangliwadi and Sangli Gunthewari. This might be attributed to rural life style in these settlements.
8. A majority of the surveyed houses (64%) are connected to the Municipal Sewer line. This applies to both the Sangli and Miraj townships. Areas like Sangli Gunthewari, Miraj Gunthewari, Wanleswadi and Kupwad do not have the underground sewer facility. So happens the case with the slum pockets. As expected, those areas devoid of the underground sewer line have the 'septic tank' facility for sewerage disposal.

6.3 GROWTH DIRECTIONS

6.3.1 Sangli

Up to the 80's growth was more pronounced towards the eastern and southern parts of Sangli. Growth did not take place in western parts (Sangliwadi), along the Peth road and along the Kolhapur road, largely due to large Krishna basin in the west and its spread resulting in loose soil along the Kolhapur-Ankli road. The growth towards Karnal and along Old-Budhgaon road was restricted up to the 90's due to the presence of Sherinala and waterlogged soil.

Later in late 80's and early 90's there was a spurt of growth in all directions. Initially the area along the 100 feet road connecting Kolhapur road started growing rapidly in the form of "Gunthewari" residential colonies like Trimurti colony, Shamraonagar, Dattanagar, etc. Towards Kupwad, along 100 feet road Adgonda Patil nagar, Jijamata nagar also came up. Small pockets like Nehrunagar, Mahatma Gandhi colony developed along Sangli-Kupwad road. Towards northern part (Karnal road and Old-Budhgaon road) small pockets viz. Gayatri nagar, Sainath nagar, Dattnagar, Shiv nagar are coming up. Sangliwadi has also Gunthewari development with development of colonies like Sainagar, Pant Balkundre nagar, etc. Small plotted growth is also visible along Kolhapur road with colonies like Arihant nagar, Bharat nagar etc.



6.3.2 Miraj

The Sangli-Pandharpur road state highway passing through the town and the establishment of Mission Hospital surged the growth of the town. This saw the establishment of large institutional buildings like Medical College and Salunkhe College. The settlements of Sanjay nagar, Adarsh colony thus formed around the institutions. Till around the 80's the town had not shown much growth in the eastern and the Southern parts as these areas had a preponderance of agriculture activities.

Since the late 80's all the surrounding areas grew in the agriculture belts, with unauthorized residential land use conversions. The so formed Gunthewari was conspicuous in the eastern and northern parts of the town along Pandharpur road with residential colonies like SriLaxminagar, Navnathnagar and along Malgaon road (with residential areas like Dattnagar and Janhit colony). The eastern part grew towards Sangli and towards Kupwad with residential pockets of Suraj nagar, Vidyanagar. Lately the timber market area and the area around Shastri Chowk i.e. the towards southern side has also been growing towards Mhaisal and Bedag road

with prominent residential pockets like Vetar nagar, Hajichand colony to name a few. The growth in Miraj has spread its way in all possible directions in form of small residential pockets.

6.3.3 Kupwad

Growth accelerated in late 80's and early 90's in the form of residential pockets along Kupwad-Madhavnagar road. The settlement population too showed a tremendous increase, attaining a figure of 33313 persons in 1991. Development in the northern part i.e along Tasgaon and Budhgaon road was relatively lesser due to preponderance of agricultural activities in these parts.

Late 80's and early 90's showed growth in these areas in the form of small colonies like Bajrang nagar, Sharad nagar towards eastern side (towards MIDC) and Bamnoli road. Colonies like Shanti colony, Kapse plots have come up along Budhgaon road. New development is also visible in areas along Madhavnagar road with residential colonies like Ulhas nagar, Vijaynagar, Prakash nagar coming up. As evident from the above facts Kupwad though had an agricultural character, but since it fell in the urban complex of Sangli-Miraj, growth has started up in all directions predominantly the major spine being the Sangli-Kupwad road.

6.4 HOUSING SUB SYSTEMS

As evident from the discussions in the section on 'Growth directions' housing in SMKMC can be categorized into the following typologies, on the basis of historic growth of city:

1. Old towns of Sangli and Miraj (Gaothans), which have small sized plots with G+1/G+2 load bearing structures in, hitherto congested but well laid out blocks.
2. Houses in Sangliwadi, Kupwad and Wanlesswadi with G/G+1 load bearing structures with/without sanitary provisions.
3. Residential areas developed during 1950-70 with G/G+1/G+2 load bearing /RCC Framed structures, including few apartments too.
4. Residential areas developed during 1970-2000 especially along Sangli-Miraj road, along linkages to Vasant Dada Sugar Factory, Miraj Industrial area. This included houses by cooperative societies too.
5. Unauthorized construction which started in the 80s with the introduction of Urban Land Ceiling and Regulation Act in 1976

The Housing sub systems in SMKMC can also be classified into the following types:

- Individual Housing
- Private Sector Housing
- Public Sector Housing
- Cooperative Housing
- Gunthewari
- Slums

6.4.1 Individual Housing

This comprises the most substantial segment in Housing sub system in SMKMC. It involves self-effort by individuals in developing houses on individual plots. Plotted housing is more common in this segment.

6.4.2 Private Sector Housing

Other than the self-effort by individual house owners in developing houses on individual plots, the private (commercial) housing has also entered in the area, more so in Sangli-Kupwad region. These ventures through private developers cater mostly to the needs of the upper class population. Residential cum commercial buildings are also taking shape in the region but their overall contribution to the new housing stock may not exceed 20 per cent. However, with increasing market funding of real estate ventures, it is expected that the contribution of commercial housing may reach to one-fourth in next two decades.

6.4.3 Public Sector Housing

The residential units provided by government agencies fall under this segment. This accounts for a very small fraction of the total housing stock. The significant ones are Police Quarters near Rajwada and Vishrambagh, Telecom Staff Quarters near Old Station Road, Govt Residences near Shivaji Stadium, houses by MHADA in Sanjay nagar, Civil Hospital Staff quarters and Railway Quarters in Sangli.

In Miraj, the significant Public sector housing is that of Police Quarters near Railway Station and Fort, Railway quarters in Manik Nagar Colony, Central Excise Staff quarters and Sweepers Colony.

6.4.4 Cooperative Housing

Although being a small segment in the housing sub system of SMKMC, this too has a presence in SMKMC e.g. APMC workers Cooperative Housing Society in Sangli.

6.4.5 Gunthewari

The term Gunthewari came into being with the formation of plots in Gunthas i.e. 100m² or 1000 sq ft of area and can measure up to 20000 m². Such type of development began in the late seventies when the Urban Land Ceiling Act came into force.

This undesirable trend in housing development in SMKMC region has been the unauthorised plot development and housing construction in peripheral green lands - mainly by individual house owners - and recently by private developers. This is done without prior approval of concerned authorities and therefore in non-conformity of development norms. Such a trend is detrimental to a sustainable growth of the region for several reasons. It results in haphazard growth which affects subsequent land use and infrastructure planning – as the encroached settlements pressurize, through politicians, municipal/development authorities to regularize them. Such a growth takes shape in all directions with the result that providing basic services, more particularly the transport (and roads), in all the areas proves to be costly and a drain on the scarce municipal resources. Sometimes, it takes years to provide them necessary infrastructure. Such encroachments in "gunthewari" areas tend to develop individual housing plots, resulting in depletion of valuable green lands at the periphery of city areas. Such a development is non-sustainable as the owners of such lands surrender their lands for the lure of getting high prices for their lands, and become vulnerable to future sustenance. They are not able to convert the cash payments (for their lands) into productive assets and are lost in the sprawling city suburbs.

This development is visible in Sangli mostly along 100' Road in the southern part of Sangli, Areas to the east of Sangli railway station, agricultural land in sangliwadi (western part), and to the west of Shantiniketan in Sangli. Similarly in Miraj, Gunthewari development is prominent along Malegaon road, Pandharpur road, Kolhapur road, Mhaisal road and Tankali Road. Kupwad has gunthewari settlements near Bharat sut Girni, Vijay Nagar etc. The Gunthewari areas are depicted in the enclosed map.



Gunthewari near 100' road, sangli

A 3% sample household survey of Gunthewari areas was conducted and its findings were reported in 'Report on Summary Survey Findings' submitted in Nov.2001. Few of the salient findings are summarized below:

1. Gunthewari areas house significant proportion of population with about 17000 dwelling units and 15000 open plots, thus accommodating about 80000 persons. Gunthewari areas cover approx 990 Ha of land, (i.e one fourth of the total developed area and about 8.8% of total SMKMC area)

2. The Gunthewari development began around mid 70's with maximum occupancy of 42.9% during the period 1995-2000. The table below shows a sudden decrease in the occupancy after 2000. This might be due to the fear of stringent rules and action; people do not prefer such tenements.
3. About 1/3rd of the plots area is between 1 to 1.85 gunthas (1001-1500 sft.)
4. About 43% of the houses are pucca R.C.C structures and 35% are semi pucca and only 22% are kutcha.
5. It was observed that about 38.2% of the households were staying on rented accommodation in the same town.
6. It was observed that about 28 % of the respondent households had shifted to these places due to cheap land prices of Gunthewari area. About one fifth of the households have shifted to this place because either they have relatives or friends in these areas
7. One fourth of the head of the households in the sample are self-employed. About 21.8% are working in private firm or office and 19%, in Govt. Service.
8. It was observed that more than half the respondent have income in the range of Rs2000-5000 and about 88% of the respondent have income less than 5000.
9. It was observed that more than half of respondent household uses bicycle as the mode of transport. About 19 % of the respondent households uses two wheelers and percentage of households using four wheelers are insignificant
10. Majority of households have house of their own and the percentage of households staying on rental basis is insignificant thus indicting that there is no activity for speculation purpose, rather this form of construction has come up as a cost effective alternative to lower middle class residents.
11. It was observed that only about 38.7% of respondent households have access to municipal water supply, whereas households availing other physical and social infrastructure facilities (except electricity connections) are further lesser.

Thus while Gunthewari can be regarded as a people's initiative to self help housing, but the overall environment it creates is of disorder in the formal urban fabric. For the overall health of the city it is imperative that these should be provided with possible physical and social amenities after collection of betterment charges, while at the same time measures should be taken in the development plan to discourage such unauthorized constructions by providing adequate supply of serviced land at prices affordable to this strata of population.

6.4.6 Slums

There are 29 notified slum settlements in SMKMC occupying 16.6Ha of land and inhabiting 30000 persons in 4572 dwelling units.(Estimates by NGOs instituted by SMKMC for study of slums report 99 slums housing 52865 persons and 10573D.U).Thus the slum population accounts for almost 12% of the total population in SMKMC, which is not large if other Class I cities or metropolitan cities in India are compared.

The largest slum is Indira Nagar Zopadpatii along 100'Road with a population of 4000 persons. Most of the slums are concentrated in ward nos. 36,37,52,53,61and 62.

The sample survey conducted for preparing the `Report on



Summary Survey Findings' submitted in Nov.2001, gives indication of the socio-economic status of population residing in slum areas of SMKMC. A majority of the occupants are younger couples with their children. While 83% of the Sangli-slum residents are the Hindus, they constitute only 56% in the case of Miraj-slums, which have 30% the Muslim households. General castes and SCs constitute a large number among the Sangli-slum residents, while the OBCs and Muslims are over-represented among the Miraj-slums. The illiterates are over 40% each in both the category of slums. The rest are educated up to 5 to 10 years of schooling.

As regards the economic status, daily wage laborers are more (64%) among the Sangli-slums, while the self-employed constitute 52% among the Miraj slum residents. The Miraj-slum residents are relatively poor, with 63% of their occupants reporting their monthly earnings lesser than Rs.1000. Among the Sangli-slum residents, a majority earn between Rs.1000 to 5000 a month. As regards the household assets, the noteworthy are the 49% households of Sangli-slums owning a TV set, though this proportion is only 31% in the case of Miraj-slums.



Interestingly, 63% occupants of the Sangli slums claim ownership of their dwellings, while negligible occupants of the Miraj-slums claim so. The quality of structures of houses is very poor (huts) in the case of Miraj slums than the Sangli-slums ("Kutchha" or semi-pucca structures). A majority (75%) of the houses in Sangli-slums have electricity connection, while only 43% dwellings in the Miraj-slums have the facility. Other facilities like water connection, drainage etc. is better in Sangli-slums than the Miraj-slums.

Overall, the slum clusters in Sangli are more stabilized, better developed and serviced as compared to those located in Miraj town. There is also a difference in their economic status in favour of the Sangli slums.

Approximately one fifth of the sample-surveyed slums do not have any toilet facilities

6.5 HOUSING STATUS

The existing housing need/deficit is estimated in the following paragraphs for the projected population of 620000 for the year 2021.

Table 6.3 Households and Dwelling units in SMKMC

	1971	1981	1991	1998	2001
Total	202827	271099	351917	347333*	431014
Household size	5.4	5.3	5.0	4.7	4.7
No. of Households	37423	50885	69911	73901	91705
No. of occupied residential houses (D.U)	36875	49217	66022		88471**

*Population of 1998 is SMKMC figures

*No. of DU in 2001 is based on estimation from the previous decades

*No. of D.U in 2001 is estimated as depicted in item (3) ahead.

6.6 DWELLING UNITS ADDITION 1991-2001

The addition of dwelling units in the planning area is worked out in the following sub items.

6.6.1 Buildings sanctioned during 1991-2001

Sangli- 4009
 Miraj- 2195
 Kupwad- approx 1350 (figures are available only for 1998-2001 which indicate a production rate of 135 du per year)
 Total 7554 buildings
 Total number of residential buildings sanctioned = 85% of 7554 = 6520 du
 Assuming 3% increase to account for buildings with more than one D.U.s per building.
 Total number of dwelling units is, say $1.03 \times 6520 = 6715$

6.6.2 Gunthewari dwelling units

Total no. of d.u as in Sep 2001 = 16921
 As per the sample household survey findings (Section IV, Report on Summary Survey Findings) 72% of Gunthewari households indicated year of occupancy as (1990-2001). Therefore it can be assumed that 70% of the d.u were constructed during 1991-2001). Hence the number of houses added in the form of gunthewari housing to the total housing stock during 1991-2001 is 11845 d.u approximately

6.6.3 Total number of occupied residential houses in 2001

No. Of d.u in 1991 = 69911
 No of residential buildings sanctioned during 1991-2001 = 6715
 Approximate no. of Gunthewari d.u occupied during 1991-2001 = 11845
 Unserviceable houses replaced (not to be deducted, as the original buildings would have already been accounted in 1991 census)
 Total no. of occupied residential houses in 2001 = 88471

6.7 HOUSING DEFICIT 2021

The growth of housing stock is computed in the table below which shows a decadal addition rate of 34%. With the continuation of this rate, the addition of dwelling units by 2021 would surpass the estimated requirements.

Table 6.4: Housing stock, Addition rate and need

SMKMC	1971	1981	1991	2001	2021
Total Population	202827	271099	351917	431014	620000*
Household size	5.2	5.2	5.1	4.7	4.7
No. of Households	22022	29224	37726	91705	131915
No. of occupied residential houses	21834	28617	36339	88471	
Rate of D.U addition per year		1234	1681	2244	
Percentage increase in housing stock per decade		33.4%	34%	34%	
Need	188	607	1387	3234	

- Population in 2021 is based on Population projections

Growth rate of d.u in SMKMC during 1971-2001 = 33.8% per decade

Expected addition of d.u during 2001-2021 = $88471(1 + 0.34)^{**2}$

= 158859, which is fairly more than the number of expected households in 2021, even taking into

account the requirement of 5% Dwelling Units of the existing housing stock to be replaced due to expiry of its designed life span.

Thus there would not be any housing deficit if the present trend of D.U addition rate continues.

6.8 LAND REQUIREMENT FOR ADDITIONAL HOUSING STOCK BY 2021

Increase in households to 131915 households in 2021 would require an additional housing stock of about 43500 D.U. Of this, about 21000 D.U.s would be accommodated in the Gunthewari areas (As reflected from Gunthewari surveys in June-Sep 2001, about 425 Ha of land is under open plots in these areas, the development of which would accommodate approximately 21000 D.U (assuming average plot size as 200sqm with DU size as 45 sqm.). Thus the additional land for the remaining 22500 D.U.s would be around 225Ha (assuming plots of 100 sqm). The total land requirement including amenities would be around 400ha.

6.9 EMERGING ISSUES

Thus the issues on housing aspects which needs to be addressed are:

1. Development of existing Gunthewari areas through planned inputs to upgrade the physical and social infrastructure facilities to the possible extent.
2. Control of physical growth of gunthewari/unauthorized settlements in future through suitable planning interventions.
3. Up gradation of existing slums
4. Development of infrastructure facilities in the upcoming housing areas
5. Reservation of land for future residential growth and for the facilities in these areas.

6.10 TO SUMMARIZE

1. The existing land use map depicts 35% of the residential area to be concentrated in Sangli. Another one third of the total residential area is in Kupwad & Wanleswadi settlements (combined), while Miraj accounts for one fourth.
2. A majority of the houses are independent plotted bungalow type housing or the row houses.
3. The Gaothan areas in Sangli and Miraj are congested inhabiting about 70000 persons in each with densities varying from 178-851 persons per hectare.
4. The data from Sample household Survey shows that over three fourths of the households own their house. Only 16% residents stay in the rented houses. 8.1% residents quote 'other' type of ownership status, which would primarily be squatters, referred by slum households. As regards the quality of dwelling units, it is observed that only 47% houses are the "pucca" houses and another 31% are the "semi pucca" houses. The "pucca" houses are proportionately more in Kupwad (67.7%), Sangli (58%) and Miraj Gunthewari (59.2%). Even in Miraj Township only 36% houses are fully "pucca" houses. The "kutcha" houses are proportionately more in Sangliwadi (29%) and slum pockets in Miraj town (27.5%). Of the housing stock, the thatched huts would account for unserviceable stock, but is only about 5%, similar to other towns. One third of the sample households have dwelling units of built up area in the range of 201-500sq.ft. Thus at least one third of the dwelling units are of LIG type. The majority of the houses are small residential units of one/two bedroom units. Facility of lavatory (water closet) is available in 74 % of the dwelling units. This indicates a large proportion (26%) using community toilets (if available) or resorting to open defecation. This facility is hardly present in the slums.

5. Housing in SMKMC can be categorized into the following typologies, on the basis of historic growth of city:
 - Old towns of Sangli and Miraj (Gaothans), which have small sized plots with G+1/G+2 load bearing structures in, hitherto congested but well laid out blocks.
 - Houses in Sangliwadi, Kupwad and Wanlesswadi with G/G+1 load bearing structures with/without sanitary provisions.
 - Residential areas developed during 1950-70 with G/G+1/G+2 load bearing /RCC Framed structures, including few apartments too.
 - Residential areas developed during 1970-2000 especially along Sangli-Miraj road, along linkages to Vasant Dada Sugar Factory, Miraj Industrial area. This included houses by cooperative societies too.
 - Unauthorized construction which started in the 80s with the introduction of Urban Land Ceiling and Regulation Act in 1976
6. Gunthewari areas house significant proportion of population with about 17000 dwelling units and 15000 open plots, thus accommodating about 80000 persons. Gunthewari areas cover approx 990 Ha of land, (i.e one fourth of the total developed area and about 8.8% of total SMKMC area). The Gunthewari development began around mid 70's with maximum occupancy of 42.9% during the period 1995-2000. About 1/3rd of the plots area is between 1 to 1.85 gunthas (1001-1500 sft.) About 43% of the houses are pucca R.C.C structures and 35% are semi pucca and only 22% are kutcha. One fourth of the head of the households in the sample are self-employed. About 21.8% are working in private firm or office and 19%, in Govt. Service.
7. As per 1991 Census figures, 37726 households occupied 36339 dwelling units. The percentage increase in housing stock per decade during 1981-2001 was about 33%. With the present trends there would not be any housing deficit for the projected population of 620000 with 131915 households.
8. Increase in households to 131915 households in 2021 would require an additional housing stock of about 43500 D.U. Of this, about 21000 D.U.s would be accommodated in the Gunthewari areas (about 425 Ha of land is under open plots in these areas). Thus the additional land for the remaining 22500 D.U.s would be around 225Ha (assuming plots of 100 sqm). The total land requirement including amenities would be around 400ha.
9. The issues to be addressed are:
 - Development of existing Gunthewari areas through planned inputs to upgrade the physical and social infrastructure facilities to the possible extent.
 - Control of physical growth of gunthewari/unauthorized settlements in future through suitable planning interventions.
 - Up gradation of existing slums
 - Development of infrastructure facilities in the upcoming housing areas
 - Reservation of land for future residential growth and for the facilities in these areas.