**REBUILDING & IMPROVING SLUM AREAS**

**A COMPREHENSIVE APPROACH TO SOLVE THE PROBLEM**

**OF 1.4 MILLION POPULATION LIVING IN SLUM AREAS**

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**CHAPTER NO.1**

**INTRODUCTION, DEFINATIONS & DECISIONS TAKEN SO FAR**

**INTRODUCTION: -** Why are slums created? Nearly one- third of the world’s population live in sub-standard housing conditions. This situation is likely to worsen in the years to come. With the present demographic trend of doubling the population after every 30 years, the total number of people living today in urban areas is much more than the total population of the world in 1950. By 2000 A.D. more than 50% of the world’s population i.e. 3200 million would be urbanized against 39% today and 19% in 1920.

Is there shortage of land or lack of planned development? Out of total 13,399 million Hects, of world’s land, hardly 1% is urbanized and balance is under various other uses as wood-lands, meadows, pastures, agriculture, waste land, water bodies etc. The entire population of the world which is about 4,000 million today can be accommodated at an overall density of 125 persons per Hect. in a small country like U.K. (excluding northern Iceland) or Western Germany.

In Delhi itself, 70% of the population live in sub- human conditions with a break-up of:

1.4 million in notified slum areas;

0.7 million in unauthorized colonies;

0.8 million in planned squatters resettlements colonies;

0.6 million in Urban & Rural Villages.

In this paper, problem has been dealt with relation to population living in designated slum areas only.

**FEW DEFINITIONS:** (As defined in the Scheme approved by the Central Government vide their letter No. H-111-7(4) / HI dated 15.9.1962)

**(1) SLUM AREAS :-** A slum areas means any area where dwellings predominate which by reason of dilapidation, overcrowding, faulty arrangement or design of buildings, narrowness of faulty arrangement or streets, lack of ventilation, light or sanitation facilities, inadequacy of open spaces and community facilities, or any combination of these factors, are detrimental to safety, health or morals. Any slum area selected for improvement under the Scheme should have at least 2/3rd of the slum families in the poor and low income groups with an income of less than Rs. 250/- per month. Also, there should be no likelihood on any slum clearance or redevelopment programme being taken up in that area for a period of at least 15 years in case of pucca built slum and 10 years for hutment type slums so that adequate benefit is secured from the money spent on improvement.

**(2) SLUM IMPROVEMENT :-** means the improvement of environmental condition in the slum area and the improvement of pucca built slum dwellings so as to make them habitable for at least 15 years.

**(3) IMPROVEMENT OF ENVIRONMENTAL CONDITIONS:-** may consist of the following items within ( and not outside) the slum area taken up for improvement:

**(a)** Laying of water mains, sewers and storm water drains.

**(b)** Provision of community baths, latrines and water tap.

**©** Widening and paving of existing roads and lanes and constructing new roads and lanes.

**(d)** Providing street lighting.

**(e)** Cutting, filling, leveling and landscaping the area, including horticultural operations.

**(f)** Partial development of the slum area with a view to provide land for un-remunerative purpose such as parks, playgrounds, welfare and community centres, hospitals, dispensaries etc. run on a no—profit basis.

**(4) IMPROVEMENT OF PUCCA BUILT SLUM DWELLINGS :-** may consist of the following items of improvements and/ or conversions:-

**(a)** Providing W.Cs. bath rooms, and water taps inside or near the dwellings.

**(b)** Electrification of the dwellings and the premises.

**©** Conservation of the Privy to the water borne system and connecting to main drainage.

**(d)** Providing smokeless chullahs and nahani sinks in kitchens.

**(e)** Enlarging the sizes of the rooms or the dwellings to adequate standards.

**(f)** Increasing the area of window to provide adequate to light and ventilation.

**(g)** Providing adequate open spaces for the lighting and ventilation of rooms and the opening up of showks.

**(h)** Paving of court- yards and drainage of the premises.

**(i)**  Works carried out for removing fundamental defects in planning such as inadequate ceiling height for rooms, narrow and steep staircases etc.

**(j)** Works carried out for removing fundamental defects in the structure such as dampness, dilapidation etc.

**PROVISIONS IN THE SLUM AREAS, IMPROVEMENT & CLEARANCE ACT, 1956:-**

**(I)** Chapter I is regarding title & definition.

**(ii)** Chapter II (Section 3) deals declaration of slum areas which means how a particular area can be declared a slum area.

**(iii)** Chapter III (Section 4,5,6,7 & 8) deals how a particular slum area can be improved after issuing notice, decision on the expenditure i.e. who will spend, restriction on building, power of competent authority to demolition of building unfit for human habitation, and procedure to be followed where demolition order has been made.

**(iv)** Chapter IV (Section 9,10 &11) deals with the declaration of any slum area as a clearance area, then to pass slum clearance orders and power of competent authority to redevelop clearance area.

**(v)** Chapter V(Section 12 to 18) deals with the acquisition of land/ properties, transfer of land by the Central Government to the competent authority and amount of compensation etc.

**DECISIONS TAKEN SO FAR:-** Details of the slum clearance & improvement scheme is given in Appendix-I. The scheme regarding “grant by the Central Government to the State Government and the Union Territories for slum clearance & improvement projects” which should be based on the following two principles:-

**1)** Minimum dislocation of slum dwellers from the existing sites.

**2)** Minimum standard of environmental hygiene & essential services to keep the rents down.

Regarding standards of accommodation and ceiling cost per Dwelling Unit/ rents, the Government of India took many decisions. Originally there was a limit of construction of a dwelling unit having 232 sq. ft. floor area with ceiling cost of construction Rs. 6750. This was revised by the Ministry of Works & Housing vide their letter No. N- 14018/13/71-HI dated 6.3.73 (details given in Appendix-II). This was further modified vide their letter No. N-14018/13/71-HI dated 21.3.75 (details given in Appendix-II). As per this latest order, standard of accommodation, ceiling costs and standard rents are as below:-

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **SI.**  **No** | **Type of accommodation** | **Floor area per Dwelling unit** | **Ceiling cost per dwelling unit** | **Standard rent per month with 50% subsidy** | **Extra rent over extras on ceiling costs p.m.** | | | | |
| **Extra cost** | | **Stronger Foundation**  **of certain soils** | **Framed**  **Structure** | **Seismic Consideration** |
|  |  | (sft). | (Rs). | (Rs). |  |  | (Rs.) | (Rs). | (Rs). |
| **1.** | Small two roomed house  (double storeyed) | 188 | 5350 | 21.00 | (A) | (B) | 2.00 | - | 2.00 |
| 0.50 | 01.00 |
| **2.** | Small two-passed house (Multi –storeyed | 188 | 6050 | 24.50 | 0.50 | 1.00 | 2.00 | 3.50 | 2.00 |
| **3.** | Regular two roomed house(double storeyed) | 288 | 7600 | 30.00 | 0.50 | 1.00 | 2.00 | - | 2.00 |

The latest recommendations of the Committee appointed by the Ministry of Works & Housing as per recommendation made in the conference of Ministers for Housing & Urban Development in Madras in May, 1974 (these recommendation have so far not been approved by the Govt.):-

**1)** It is recommended that the minimum floor area of a tenement should be 188 sq. ft. (174 sq.mt.) with a break-up of 100 sq. ft (9.3 sq. mt) for living room, 60 sq. ft (5.5 sq. mt.) for multi-purpose room including kitchen; 16 sq. ft. (1.5 sq. mt.) for Bath-room, and 12sq. ft. (1.1 sq. mt.) for W.C. This is applicable for double and multi-storeyed construction, and is exclusive from circulation areas, stair- case thickness of walls.

**ii) HOSTELS AND DORMITORY TYPE ACCOMMODATION:-** The earlier standard of 112 sq. ft. per family in a Hostels building & 87 sq. ft. in case of a dormitory may be followed up, except that the cost of maintenance and management should also be added in the total expenditure.

**iii) OPEN DEVELOPED PLOTS:-** A minimum size of 30 sq. Mt. Should be followed These plots could be provided with a Bath, W.C. and, if necessary, a raised platform. The Committee further feels that by a plot size of 30 sq. mt. a density of 60 to 70 plots per gross acre can be achieved.

**iv) CEILING COST :-**  Rs. 239/- per sq. mt. may be adopted in case of one and two storeyed construction and Rs. 261 per sq. mt. for three to five storeyed construction (load bearing wall). To this ceiling cost, extra expenditure for internal water supply, sanitary, electrical, external services and land cost has also to be added.

**SLUM CLEARANCE & IMPROVEMENT SCHEME:-**

**1)** Regarding structural improvement of small dwellings, it is felt that the present limit of Rs. 1,000 be raised to Rs. 3,000. It is recommended that the scale of water supply could be one tap for 100 to 150 persons depending upon the availability of the water.

**ii)** The scale of sanitary latrines could be @ one seat for every 20 to 50 persons (including children of above the age of size years).

**iii)** Ceiling cost of Rs. 150 per capita as recommended by the sub- group was accepted. This would be treated as the average for group of slum areas and not for each slum.

**iv)** Community Hall and Library should be provided in the Slum Colonies with a provision of one multi- purpose room, one small dispensary, one small reading room and library, one Crèche Room, one Craft Room, and toilet. Community Hall @ one for 10,000 to 15,000 of population may be provided.

**CHAPTER NO::2**

**EXTENT OF THE PROBLEMS**

The erstwhile Delhi Improvement Trust took up the clearance work in Delhi under the name as “Re-building Scheme” in the year 1940. The Scheme was for the persons whose income did not exceed Rs. 250/- Per month. In 1956, Slum Areas (Improvement & Clearance) Act was passed by the Parliament. After the Act, the Slum Clearance Scheme was entrusted to the DDA in the year 1957 which was later on transferred to MCD with effect from 1.1.60 with assets and liabilities. At the time of transfer of work, 4287 tenements were constructed by the DDA and transferred to MCD. Out of 4287 tenements, 611 were already stood liquidated in favor of allottees and so 3676 tenements remained properties of slum Deptt.

5920 tenements were further constructed by the MCD during 1.1.60 to 19.2.74 (the date of further transfer of the scheme back to DDA) with a break up of 4032 slum tenements and 1888 sweeper tenements. Besides these tenements, 1490 were under construction at the time of transfer of scheme. DDA completed these tenements along with 1238 others by March, 1977 to make a total of 2728 as details given at sr. no. 3 on next page. 5704 tenements are under construction or sanctioned for construction at present. Like this, 18639 tenements are constructed or being constructed as details given below:-

**NUMBER OF TENEMNTS BUILT FOR SLUM DWELLERS:-**

**(1)** BY DDA BEFORE 1.1. 1960 (the date of transfer of scheme from DDA to MCD………………………………………………………… 4287

**i)** Chatta Lal Mian 42

**ii)** Ahata Kidara 268

**iii)** Hathi Khana 137

**iv)** Andha Mughal 392

**v)** Arakasha Scheme 176

**vi)** Brampuri 120

**vii)** Rehgar Pura 60

**viii** Rattan Nagar 48

**ix)** Jangpura 420

**x)** Kilokri (Nehru Nagar) 792

**xi)** Jhimil Tahirpur 1190

**xii)** Amrit Kaur Puri 72

**xiii)** Bagh Amba 72

**xiv)** Transit Camp (Moti Nagar) 120

**xv)** P.C. Land 72

**xvi)** Service Personnel Qrs. 306

**(2)** **BY MCD DURING 1.1.60 TO 18.2. 1974:-**

(the date of transfer of scheme from MCD to DDA) 5920

**1)** Sarai Rohilla 960

**ii)** Najafgarh Road 1292

**iii)** Ranjeet Nagar 992

**iv)** G.T. Shahdard Road (392 tenements + 24shops) 392

**v)** Dujana House 80

**vi)**  Goojer Basti 72

**vii)** Amrit Kaur Puri 60

**viii)** Boulevard Road 92

**ix)** Turkman Gate 92

**x)** Sweepers tenements 1888

**(3)** **TENEMENTS CONSTRUCTED BY DDA BY MARCH 1977 INCLUDING** 2728

**THOSE WHICH WERE UNDER CONSTRUCTION ON 18.2.74 WHEN THE SCHEME WAS TRANSFERRED FROM M.C.D TO D.D.A.**

**1)** Sarai Rohill 1088

**ii)** Mata Sundari Road 384

**iii)** Ranjeet Nagar 544

**iv)** Amrit Kaur Puri 48

**v)** Sarai Phoos 144

**vi)** DAG Phase-I 96

**vii)** Prop. No. 631/x 96

**viii)** Najafgarh Road 328

**(4)** **TENEMENTS EITHE UNDER CONSTRUCTION OR SANCTIONED** 5704

**FOR CONSTRUCTION BYD.D.A.**

**1)** Jahngripuri 2376

**ii)** Najafgarh Road 1360

**iii)** Sangma Park 400

**iv)** Kalkaji 1048

**v)** Garhi 520

**As per 1971 census, number of families living in different designated slum areas was as below:-**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **SL. NO.** | **WARD/AREA** | **Approx. Population in lakhs** | **Approx. families** | **Families to be shifted** |
| **1.** | I-XI |  |  |  |
|  | 1. Walled city Area which includes clearance areas- 48 with 43, 300 families |  |  |  |
|  | II. Corporation Katras approx. 4000 with 20,000 families | 4.20 lakh approx. 50% will require relocation | 81,300 | 40, 650 |
|  | III. Private katras approx. 1800 with approx.1800 families. |  |  |  |
| **2.** | XII |  |  |  |
|  | Subzi Mandi area which includes Clock Tower, Subzi Mandi, Pul Bangash, Naya Mohalla, Nawab Ganj etc. | 1.80 | 42,000 | 6, 300 |
| **3.** | XIII |  |  |  |
|  | Bahadur Garh Road, Maid Ganj, Pahri Dhiraj, Bara Hindu Rao etc. | 0.56 | 13,000 | 1, 950 |
| **4.** | XIV |  |  |  |
|  | Idgah Road, Sarai Khalil, Sadar Bazaar etc. | 1.10 | 25,000 | 3, 750 |
| **5.** | XV |  |  |  |
|  | Paharganj, Nabi Karim, Ram Nagar | 1. 56 | 35,000 | 5, 250 |
| **6.** | XVI |  |  |  |
|  | Karol Bagh | 1.00 | 23,000 | 3, 450 |
| **7.** | XVII |  |  |  |
|  | Ranjit Nagar Shadipur Khampur Baljit Nagar etc. | 0.50 | 12.000 | 1, 800 |
| **8.** | XVIII |  |  |  |
|  | Sarai Rohilla, Sarai Bastin Padan Nagar Etc. | 0.43 | 10,000 | 1, 500 |
| **9.** | Andha mughal, Bagh kare khan etc. | 0.15 | 3, 700 | 5,500 |
| **10.** | Shahdara Area | 0.50 | 12,000 | 1, 800 |
| **11.** | N.D.S.E. & Mieoollanecus Areas | 1.80 | 40,000 | 4,000 |
|  | **TOTAL** | 13. 60 lakhs | 2.97 lakhs | 71,000 |

By the above information, it is clear that 71,000 tenements were to be constructed at a cost of about Rs. 8875 lakhs @ Rs. 12, 500/- each; and improvements were to be made in the existing houses for 2, 26 lakh families living in designated slum areas. As per existing norms, Rs. 1,000 per Dwelling Unit can be spent for the improvement of 1 Dwelling Unity and Rs. 3000/- as per revised recommended standards. As per revised recommended standards, an amount of Rs. 6780/- lakh is needed for the improvement of Dwelling Units in designated slum areas. Like this, a total amount of Rs. 15, 655 lakh is required to deal with the problem.

It may be noted that this is only cost of construction of the tenements and does not include the cost of trunk services, peripheral, services, construction of building of community facilities, shopping centres, other trade centres, major roads and net- works etc.

**CHAPTER No:: 3**

**IDENTIFICATION OF AREAS & PROBLEM**

In the Delhi Master Plan, the entire notified slum areas has been divided into three parts viz. Conservation, Re-habilitation, Clearance / Ro-development, with the definition as given below:-

**CONSERVATION AREAS:-** These are those good areas which need protection from the spread of slum from the adjoining areas. These areas call the prevention of:

**(a)** Squatting and encroachment upon open spaces.

**(b)** Infiltration of incompatible and conflicting land uses.

**(c)** Gradual increase in congestion due to the movement of people from the nearby areas which are fit for re-development rehabilitation.

**(d)** Lowering of residential value as a result of the location of excessive institutional and religious facilities.

**REHABILITATION AREAS:-** These are partially blighted where the builders have deteriorated are to the neglect of maintenance. These areas are characterized by lack of open spaces, disorganized congestion and haphazard growth. Rehabilitation of the area implies the followings:-

**(a)** Removal of that physical conditions that tend to cause further deterioration.

**(b)** Removal of inharmonious use of land or building having deleterious effects on the appropriate use of land.

**©** Provision of open spaces and community facilities.

**CLEARANCE/ RREDEVELOPMENT AREAS:-** In these, most of the areas have to be cleared because it is economically and physically beyond repair and need reconstruction. The development of such areas demand a synthesis of the following important factors:-

**(a)** Overall re-construction of the areas.

**(b)** Re-habilitation of the people presently living.

**©** Re- construction financed not from within but from outside.

The work Studies of the Delhi Master Plan have further gone in identifying the areas into re-development, rehabilitation and conservation areas in the designated slum areas as given below:-

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Name of the study Zone** | **Redevelopment** | | | **Rehabilitation** | | **Conservation** | | **Total Area/ Population** |
| **Area in Acs.** | | **Pop.** | **Area in Acs.** | **Pop.** | **Area in Acs.** | **Pop.** |
| **Subzi Mandi** | | 457 | 32300 | 360 | 80400 | 528 | 70400 | 1345/183100 |
| **Walled City** | | 284 | 105595 | 443 | 141287 | 408 | 101538 | 1135/348420 |
| **Motia Khan** | | 765 | 197430 | 355 | 131004 | - | - | 1120/328434 |
| **Karol Bagh** | | 256 | 32768 | 254 | 386501 | 371 | 246509 | 81/141449 |
| **Total** | | 1762 | 368093 | 1412 | 739192 | 1307 | 418447 | 4481/1001403 |

**Some of the main problems have been identified in different study zones and given below:-**

**PROBLEM IN WALLED CITY:-**

**(a)** Shahjahanabad, the Walled City, was planned and developed in 17th Centaury for a population of 60,000 in an area of 1240 areas. The present population, according to 1971 census, is 4,09,000 i.e. seven times the original one for which the city was planned. During the last decade i.e. 1961-71, the residential population has decreased slightly i.e. 2.64% in 10 years, but in contrast to this, commercial activities have increased more than two times. This has caused increase in traffic problem & of mixed land use. To make it clear, figures of commercial establishment as in 1961 & 1972 are given below. This proves the besides shifting of excess residential population, commercial activities should also be decentralized.

|  |  |  |  |
| --- | --- | --- | --- |
| **SL. No.** | **BUSINESS TYPES** | **1961** | **1972** |
| **1.** | Shops | 22,474 | 41, 984 |
| **2.** | Commercial establishment | 38, 581 | 85, 736 |
| **3.** | Restaurants | 980 | 2, 920 |
|  | **TOTAL………………** | 62, 035 | 1, 30, 640 |

**(B)** As per recommendation of the Delhi Master Plan, the entire Walled City has to be planned for the gross residential density of 250 persons per acre and by this estimate over 2 lakh people have to be moved out from the Walled City or 4 lakh from entire areas designated as slums. This gives us clear indication that we have also to plan simultaneously for the populations which have to be moved out.

**©** Out of the total areas of 1238 acres, 34.6% is under residential, 10.7% under commercial, 2.4% under industrial, 14.9% under public and semi-public facilities, and 18.7% under parks and open spaces. This shows that the walled city has high percentage of commercial area which should be reduced. Area for industrial use should also be minimized.

**(d)** About 73% of the household live in a single room dwelling. Over 2/3 rd of the houses are rental and a substantial majority is without basic amenities i.e. water supply and sewerage.

**(e)** Out of 1.21 lakh workers, 80, 572 i.e. about 2/3rd are engaged in a Tertiary activities i.e. trade, commerce, transport and other services. Out of 80, 572 workers engaged in tertiary activities, about 50% are engaged in other services, and the balance in transport, storage, and communication. Out of 38, 813 engaged in secondary activities, about 92% are in manufacturing and industry. Within the secondary sector all zone pre- dominate in manufacturing and industry.

According to a survey conducted by DDA in 1964, there were 1637 noxious and nuisance industries functioning within the Walled City. According to a second survey done by Directorate of Industries in 1969, so ever number may be, all noxious and nuisance industries should be moved out and household industries existing in the Walled City should be accommodated there itself, after constructing flatted factories.

**(f)** Some of the most important trades in the Walled City are: cloth trade: it is being carried out within the 30 katras of Chandni Chowk involving 3,000 merchants giving direct employment to 60,000 persons, with an annual turn- over of Rs. 150 crores. More than 1,000 Iron & Hard-ware Merchants carry their trade in Choweri Bazaar, Ajmeri Gate, Sui-Walan, Lal Kuan and other places. Chowari Bazaar Happens to be the second largest whole-sale paper market in India. Bhagirath Palace with its 750 shops is the biggest electrical appliances market in India. How the solve their problems is to be decided.

**(g)** **TRRAFFIC CONDITIONS:-** Roads carrying maximum traffic are Subhash Marg, S.P. Mukherji Marg, Chandni Chowk, Nai Sarak and G.B. Road. Slow traffic ranges from 50 to 90% of the total traffic on most of the roads of the Walled City, and the cyclists form about 80% of the slow traffic. In fast traffic category, sector-rickshaw and motor- cycle rickshaws pre-dominate.

A seminar on the problem of redevelopment of Shahjahanabad as held in January, 1975 and its recommendations are given in Appendix-III. Brief of the recommendations are as given below:-

**(1)** Non- conforming industries & trades should be shifted out.

**(2)** Development of spaces for active and passive recreation

**(3)** Removal of dairies and incompatible uses.

**(4)** Development of existing & proposed educational complexes, social institutions.

**(5)** Removal of railway yard and godowns.

**(6)** Area on the periphery of Shahjahanabad such as Minto road, Civil Lines & Trans- Yamuna Areas should be utilized.

**(7)** The Red Fort must be used as a cultural centre.

**(8)** A separate revolving fund may be constituted..

Some of the problems of other congested zones (than Walled City):-

**(a)** In the most of the zones, number of poor structures are more than 50% of the total as shown below:-

**STRUCTURAL CONDITION OF BUILDING**

PERCENTAGE OF TYPE OF STRUCTURES IN SOME OF THE ZONES NOTIFIED AS SLUM AREAS:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **AREA** |  | **GOOD** | **FAIR** | **POOR** |
| **A-11** | Chamelian Road | 6.4% | 40.6% | 53.0% |
| **A-9** | Sadar Bagar | 0.1% | 26.4% | 73.5% |
| **B-1** | Kishan Ganj | 25% | 25.0% | 50.0% |
| **B-4** | Sarai Rohilla | 1.0% | 19.0% | 90.0% |
| **C-6** | West Malka Ganj | 7.6% | 29.9% | 62.5% |

**(B)** IDENTIFICATION OF AREAS AS PER DRAFT ZONAL PLANS PREPARED BY T.C.P.O:

**SL.NO. Name of the Conservation Rehabiliation Redevelopment**

**Areas**

**1.** Walled Ciity 408

**2.** Katra Neel, Billimarch, Dariba

Kalan, New Darya Ganj

**B.** Phatak Habas Khan, Chandni 443

Chowk, Naya Bans, Farash Khanna,

Chuniwallan Kucha Pati Nam

**C.** Jumana Basti, Lal Darwaja, Parts 284

of Motia Mahal, Suiwalan

**2.** A-11 Chamelian Road 9.65 9.64 18.69

**3.** A-9 Sadar Bazaar 0.03 9.77 27.80

**4.** A-6 Qudam Sharif 24.5 55.25 80.25

**5.** A-2 Paharganj 29.49 12.56 41.91

**6.** A-1 Paharganj 18.83 8.21 33.46

**7.** B-2 Karol Bagh 372.80 237.45 18.25

**8.** B-1 Kishan Ganj 400 acs. 580.00 187.00

**9.** C-6 West Malka Ganj 11.34 10.49 26.67

**10.** C-4& 5 Aryapura 0 134.00 25.00

**© GROSS RESIDENTIAL DENSITY OF SOME OF THE ZONES:-**

**NAME OF THE ZONE**  **GROSS RESIDENTIAL DENSITY PERSONS/ ACRES**

A-13 818

A-14 685

A-15 550

A-16 675

A-17 670

A-18 640

A-20 165

A-22 540

A-23 650

A-24 440

A-25 485

C-1 330

**Average Density** 580

**CHAPTER NO::4**

**IDENTIFICATION OF PROJECTS**

The Scheme is based on the fact that the responsibility of development of the entire designated slum area would be with the slum Department of DDA irrespective of its economic nature whether remunerative or un-remunerative including construction of residential units for different income groups, renovation and construction of markets, development of green areas, development and construction of flatted factories of work places etc.

Besides earning revenue from the remunerative projects, betterment levy, which is permissible under the Delhi Development Act, would also be charged from the beneficiaries. A tentative list of projects has been prepared and placed below giving their name and approximate areas:-

|  |  |  |  |
| --- | --- | --- | --- |
| **Sl NO.** | **NAME OF THE PROJECT** | **ARAE IN HECTS.** | **REMARKS** |
| **1.** | All the evacuee properties having area more than 2 Hect. of each in Walled City. These are mostly katras | - | Exact area is not known. |
| **2.** | Darya Ganj Ajmeri Gate Scheme | 8.10 | Part of the scheme is executed |
| **3.** | Sarai Khalil Redevelopment Area | 2.4 | Scheme is being executed |
| **4.** | Community Centre in Jhandewalan | 0.8 |  |
| **5.** | Flatted Factories in Jhandewalan | 2.4 |  |
| **6.** | Motia khan Redevelopment Scheme including flatted factories and multi- purpose commercial/ residential use | 32.0 |  |
| **7.** | Fruit & vegetable Mandi in Sarai Rohilla Area | 2.4 |  |
| **8.** | Community Centre in Shadipur Khampur | 2.4 | Scheme in being executed |
| **9.** | Industrial Area at Anand Parbat | 24.0 |  |
| **10.** | Flatted Factories at Thompson Road | 6.4 |  |
| **11.** | Flatted Factories At Delhi cloth Mill site | 10.8 |  |
| **12.** | Flatted Factories at Roshanara Road | 5.2 |  |
| **13.** | Flatted Factories on Birla Mill site | 16.0 |  |
| **14.** | Flatted Factories in Sarai Rohilla Area | 6.4 |  |
| **15.** | Flatted Factories in Ranjit Nagar Area | 4.0 |  |
| **16.** | Renovation of food grain Market on G.B. Road, Naya Bazaar and Teliwara Area | Not Available |  |
| **17.** | Cloth Market west of Church Mission Road | 4.0 |  |
| **18.** | Dry Fruit Market in Khari Baoli | Not available |  |
| **19.** | Hosiery & General Market in Sadar Bazaar Area | 61.0 |  |
| **20.** | Commercial use of land occupied by Delhi Polytechnic, old Courts and Police Head Quarters. | Not available |  |
| **21.** | Few office plots in Jhandewalan Area | Not available |  |
| **22.** | Utilization of mata Sundari Area for high residential development | 32.0 |  |
| **23.** | Utilization of government land in Aram Bagh Area for high residential development | 16.0 |  |
| **24.** | Utilization of residential area in Pahar Ganj along chitter Gupta Road for high residential development | 12.0 |  |

Besides these 24 projects, there would be many more projects which can be planned and implemented. Most of the projects will be remunerative up to a great extent, and from some we can earn revenue and use it as a subsidy for the works which are of the nature.

**C H A P T E R No :: 5**

**POLICIES FOR REBUILDING & IMPROVING SLUM AREAS**

**To tackle such a huge problem, it is necessary to formulate and decide policies, ten of them are listed below:-**

**1)** The entire area of 2168 Hects. designated as Slum Area under the Slum Clearance & Improvement Act 1956 (as details given in Appendix-IV) should be declared as development areas of the DDA under Section-12(1) of the Delhi Development Act so that sanction of layout plans/ building plans are also with the DDA.

**2)** Responsibility of developing/ rebuilding/ clearance of the entire area of 2168 Hects. bounded by Boulevard Road, Roshanara Marg, covered eastern Yamuna Canal, Meter- guage Railway Line Near Patel Nagar, Ranjit Nagar, Shadipur, Khanpur, Pusa Road, Panchkuin Marg and Railway Line from Harding Bridge to Minto Bridge, Bahadurshah Zaffar Marg and Mahatama Gandhi Road should be with the Slum Department, DDA irrespective of nature of the area/ project/ remunerative or unremunerative land use etc.

**3)** Out of a total population of 14 living in designated slum areas, 10 lakhs would be accommodated in the existing areas at a gross density of 625 persons per Hect., and the balance 4.0 lakh would be moved out and settled in the development areas to be developed by the D.D.A.

To accommodate 4 lakh people in outlying areas, at an average gross residential density of 375 persons per Hect., a total area of 1080 Hects, is required. For the acquisition and development of 1080 Hects., an amount of Rs. 27 crocre is needed. Area to the extent of 1080 Hects. can be acquired and developed in the north west of outer Ring road i.e. in Mangolpur Khurd area which is nearly 6 kmt. from the north- west boundary of the notified slum areas.

**4)** The creation of exclusive better class or exclusively poor class housing colony results in unbalanced development of the city and tends to create psychological and social in balances. Therefore, it would be better if composite development is done in slum areas having better class housing, middle income group and EWS components for economic weaker section of the society, along with necessary shopping and work places.

**5)** It is strongly recommended that whatsoever action is taken, it should be for the system or sub- system as a whole. So far, about 14,000 tenements have been constructed without taking care of other components .i.e. their places of working and enjoying; the result being that very few have been occupied by the slum dwellers. This is due to the reason that no comprehensive proposals have so far been drawn implemented to shift the system as a while. People are generally reluctant to shift till their place working, enjoying, living etc. are dealt with together.

**6)** There cannot be two opinions on the subject that the magnitude of the requirements of total finance is too heavy and the entire burden cannot be laid on public finances. As detailed out in the 6th chapter, an amount of Rs. 2136 crores is needed generate the entire money from public finances is impossible, so it is proposed to share the burden by using private finances also.

**7)** So far, Central government’s policy is to give 50% as a subsidy and the balance as a loan, In this case, 50% subsidy works out to be Rs. 75 crores per year on the basis that the entire scheme would be completed in 26 years of time.

**8)** I the Delhi Master Plan, principle or segregating different land uses have been adopted. In slum areas, it is not desirable to segregate and to earmark independent areas for different land uses as it is proposed that spaces would be made available for different community facilities viz. Schools, Health centers, Convenient Shopping/ Local Shopping etc. These would be formed as part of the residential buildings.

**9)** Besides subsidy of about 10% per year, loan in the shape of seed capital of Rs. 50 crores is also needed from the Central Government.

**10)** Besides positive planning listed above, following steps would also be taken as a negative measures to check further pollution in these designated slum areas:-

**1)** Till the entire scheme is implemented in true sense, no further residential or commercial or large scale repairs should be permitted.

**ii)** Unauthorized construction wherever exists should be removed immediately.

**iii)** No further commercialization should be permitted in any shape, may be in terms of shops or persons sitting on foot- paths etc.

**iv)** Traffic regulations should be formulated and enforced including parking lots. One way entry on congested roads should also be considered.

**v)** Building Bye- laws should be enforced strictly.

**C H A P T E R NO :: 6**

**ECONOMICS OF REBUILDING & MPROVING SLUM AREAS**

**Economics of rebuilding slum areas can be divided into two parts as usually done in case of any projects:-**

**EXPENDITURE:-**

**1)** Acquisition of land and properties in built-up areas designated as Redevelopment or Rehabilitation Areas.

**ii)** Demolition of affected buildings and arrangement of transitory accommodation for the families who have to come back in the original areas.

**iii)** Development of land including provision on internal services i.e., water supply, sewerage, electricity, drainage, parking places etc.

**iv)** Laying or replacing trunk services viz. water supply, sewerage, electricity etc.

**v)** Construction of residential and commercial buildings including work places into areas which have been cleared.

**vi)** Construction of buildings for community facilities like schools, dispensaries, community hall, library, post office, police post, dhalao, milk-booth, bus-stop etc.

**vii)** Acquisition and development of land in outlying areas.

**viii)** Construction of community facilities in outlying areas.

**ix)** Construction of group housing and shopping centres in outlying areas.

**RECEIPTS;-**

**a) SUBSIDISED SECTION:-**

Higher Purchase Installments or rents from the persons who would be given alternate residential commercial or work place accommodation.

**b) PROFITABLE SECTOR:-**

Out- right sale of flats constructed for MIG & HIG.

**c) Out- right sale of built-up commercial spaces and work places.**

**FEW ASSUMPTIONS:-**

Though it is not possible to work out exact of expenditure and receipts till the projects are prepared, finalized and approved, yet to know the magnitude of the extent of the expenditure to be made and its management, it is necessary to work out the economics based on certain assumptions. These assumptions may go 10 to 20% on either side, but cannot be departed substantially. Following assumptions area made:-

**1)** Cost of acquisition of land and affected properties along with development of land and internal services viz. water supply, sewerage, electricity and drainage in designated redevelopment areas would be @ Rs. 112.5 lakhs per Hect.

**ii)** Cost of acquisition of land and affected properties along with its internal development and services i.e. water supply, sewerage, electricity and drainage in the designated re-habilitation areas would be @ Rs. 56. 25 lakhs per Hect. This has been worked out on the basic that 50% of the area would be retained and the balance would be re-developed.

**iii)** Expenditure to be incurred from the acquisition, development of land for lying or replacing trunk lines viz., water supply, sewerage and electricity in redevelopment areas would be @ Rs. 12.5 lakhs per Hect. and in re-habilitation areas @ Rs. 6.25 lakhs per hect.

**iv)**  Rate of construction of buildings for community facilities to be borne by respective departments of Delhi Administration/ M.C.D or any other department would be @ Rs. 600 per sq. mt.

**v)** Areas designated for re-development or rehabilitation would be planned and developed to the extent of 35% ground coverage and 175 FAR, as permissible in the Delhi master plan subject to the density limitation and parking standards.

**vi)** Expenditure has been calculated assuming that entire area of 704.8 Hects. designated as re- development areas and 564.4 Hects. designated as re-habilitation areas would be acquired/ developed. In rehabilitation areas, many of the properties would be retained. As such the rate has already been lowered down to 50% to the expenditure assumed in re-development areas.

**vii)** Cost of acquisition and development including laying of internal services i.e. water supply, sewerage, electricity and drainage in outlying areas for the persons who would be shifted from the slum areas and resettled there, would be @ Rs. 3.0 lakh per Hect.

**viii)** Cost of laying trunk services viz. water-supply, sewerage, electricity and drainage in outlying areas would be Rs. 2.5 lakh per Hect.

**ix)** Residential development in outlying areas would be done on the basis that 60% would be used for plotted development and 40% for Group Housing. No, of houses would be constructed with a break-up of 30% for Janta, 40% for Low Income Group and 30% for Middle Income Group. Cost of construction of different dwelling units has been taken as Rs. 10, 000 for each Janta, Rs30,000 for each LIG, and Rs 60,000 for each MIG, The cost of each flat has been taken excluding the cost of land and its development.

**COST OF RE-CONSTRUCTION:**

**This has been divided into following four parts:-**

**1)** Cost to rehabilitate 4 lakh people along-with facilities in outlying areas.

**ii)** Cost to construct redevelopment areas in 704.8 Hects.

**iii)** Cost to construct rehabilitation areas in 564.4 Hects.

**vi)** Cost to construct remunerative projects (Details have not been worked out here, as all these projects would give substantial profit).

**COST TO REBUILDING 4 LAKH PEOPLE ALONGWITH FACILITIES INOUTLYING AREAS:-**

To accommodate 4 lakh people at an average gross residential density of 375 persons per Hect. there would be a need of 1080 Hects, with the following cost components:-

**ITEM COST IN (RS. LAKHS)**

**a)** Cost of acquisition and its internal development 3240

including laying of services i.e. water supply, sewerage

drainage & electricity @ Rs. 3.0 lakhs per Hect. to be borne

by Slum Deptt, of DDA.

**b)** Cost of laying trunk services and connections 2800

of water supply, sewerage, drainage and electricity

@ Rs. 2.5 lakhs per Hect. to be borne by M.C.D.

**c)** Cost of construction of community facilities to 1860

be borne by respective departments of Delhi Admn.

and M.C.D.as detail given below:

**1)** 52 Higher sec. Schools @ Rs. 20 lakh per school = 1040

**ii)** 80 Primary Schools @ Rs. 6 lakhs per school = 480

**iii)** 260 Nursery Schools @ Rs. 60,000 per school = 156

**iv)** 20 Dispensaries @ Rs. 5 lakh per Unit = 100

**v)** 20 Libraries- cum- community halls @ Rs. 4 lakh per unit = 80

**vi)** Miscellaneous facilities like milk- booths D.T.C. sheds etc. = 4

**d)** Cost of construction of Group Housing with a break-up 30% for MIG 40% for 10,560

LIG and 30% for Janta @ Rs. 60,000 for each MIG Rg.30, 000 for each LIG and

Rs. 10,000 for each Janta (excluding cost of land and its development)

TOTAL COST…………………………………………………………………………..18, 460

**BREAK-UP OF EXPENDITURES FOR DIFFERENT AGENCIES:-**

**NAME OF THE AGENCY RS. IN LAKHS**

**a)** D.D.A. for acquisition, development, cost of group housing etc. 15,800

**b)** M.C.D. for Trunk services 2, 800

**c)** Delhi Administration and other departments for community facilities 1, 860

**TOTAL**………………………………………………………………………...18,460

**COST TO CONSTRUCT REDEVELOPMENT AREAS IN 704.8 HECTS:-**

**ITEM RS. IN LAKHS**

**a)** Cost of acquisition and development of land including 79, 290

internal services i.e. water supply, sewerage, drainage

electricity @ Rs. 112.5 lakh per Hect.

**b)** Cost of laying or replacing trunk services by MCD @ 8,810

Rs. 12.5 lakh per Hect.

**c)** Cost of construction of community facilities to be 1, 885

borne by Delhi Admn. or M.C.D as details given below:-

**DETAILS FOR 15,000 POPULATION:-**

* One High School in 0.3 Hect. =20
* Four Primary Schools each in an area of 1 Hect. =24
* One Health Centre or Dispensary in an area of 250 sq.mt. =3
* Share of Police Post, Fire Station or other miscellaneous facilities =18

SUB TOTAL…………………………………………………… .=65

**d)** Cost of construction of group housing a break up of 15% 39, 150

for HIG, 25% for MIG, 40% for LIG and 20% for janta

with a cost of Rs. 80,000 for each HIG; Rs. 60,000 for each

MIG and Rs. 40,000 for each LIG; and Rs. 10,000 for each

Janta (excluding cost of land and its development.

**e)** Construction of Shopping Centres in 10% of the total area 4, 524

with 100 FAR and cost of building @ Rs. 600 per Sq. mt.

**f)** Construction of work places in 8% of the areas with 100 3, 480

FAR and @ Rs. 600 per sq. mt

**TOTAL**………………………………………………………… 1, 37, 139

**BREAK UP EXPENDITURE INTO DIFFERENT AGENCIES:**

**NAME OF THE AUTHORITY AMOUNT IN RS LAKHS**

Delhi Development Authority 1, 26, 444

M.C.D. for Trunk Services 8,810

Delhi Administration 1, 185

**TOTAL**…………………………………………………………1, 37, 139

**COST TO CONSTRUCT REHABILITATION AREAS IN 56414 HECTS.**

**I T E M RS. IN LAKHS**

**a)** Cost of acquisition, development and laying 31, 748

internal services in 564.4 hects. @ Rs. 56.25

lakhs per Hect. to be borne by Slum Deptt. of the DDA.

**b)** Cost of laying trunk services in 564.4 Hects.@ Rs 3, 527

6.25 lakhs per hects. to be borne by M.C.D.

**c)** Cost of construction of community facilities as details 1, 560

given in the case of re- development areas to be borne by

respective departments of Delhi Administration.

**d)** Cost of Construction of Group Housing on the same 16,200

basis as given in redevelopment areas assuming that

50% would be retained and the balance redeveloped.

**e)** Cost of construction of shopping centres and work places 4, 968

on the same pattern as in re-development areas with a basis

difference that cost of expenditure in this case would be 75%

of the areas marked for redevelopment areas.

**TOTAL**………………………………………………………….. 58, 003

**BREAK UP ON EXPENDITURE INTO DIFFERENT AGENCIES:-**

**NAME OF THE AUTHORITY AMOUNT IN RS. LAKHS**

Delhi Development Authority 52, 916

Municipal Corporation of Delhi 3, 527

Delhi Administration 1, 560

**TOTAL**…………………………………………………………...58, 003

**TOTAL COST :- RS. IN LAKHS**

**1)** Cost of development of outlying areas 18, 460

**2)** Cost of re-building redevelopment areas 1, 37, 139

**3)** Cost of re- building rehabilitation areas 58, 003

**TOTAL**…………………………………………………… 2, 13, 602

**BREAK UP INTO DIFFFERENT AGENCIES**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **SL. NO.** | **ITEM** | **TOTAL** | **D.D.A.** | **M.C.D.** | **DELHI ADMN** |
| **1.** | Cost of development in outlying areas | 18460 | 13800 | 2800 | 1860 |
| **2.** | Cost of re- building redevelopment areas | 137139 | 126444 | 8810 | 1885 |
| **3.** | Cost of re- building rehabilitation areas | 58003 | 52916 | 3527 | 1560 |
| **TOTAL** |  | 213602 | 193160 | 15137 | 5305 |
|  |  | or 2136 | or1932 | or 151 | or 53 |
|  |  | crores | crores | crores | Crores |

**CASH FLOW ANALYSIS:-**

It is a fact that rebuilding slum areas of Delhi would be a great achievement to the socio- economic upliftment of 1.4 million population living in sub-human conditions in central congested areas of Delhi. In the long run, human resources would be improved and there would be increase in production which would bring socio- economic uplift. But how to achieve it within the existing and predicted resources is a collosal task. To find Rs. 2136 crores for all the Authorities for the entire work or Rs. 1932 crores for DDA alone from the public finances is impossible. There four it has been tried to work out a solution based on mixed finances i.e. public as well as private.

So far, the Central Government of India gave 50% as subsidy and the balance as a loan. At present, the Slum Department of DDA is getting Rs. 2 to 3 crores per year. If the entire amount of Rs. 1932 crores is spread over for 25 years i.e. by 2001 A.D., an average investment of Rs. 75 crores per year is necessary. Asking for Rs. 75 crores per year in the shape of 50% subsidy and 50% loan against a present practice of Rs. 2 to 3 crores is too much. So it is proposed to curtail the subsidy to the extent of only 10% i.e. rs.7.5 cores per year and loan to the extent of Rs. 50 crores total as a seed capital. Amount of Rs. 7.5 crores per year and a total seed capital of Rs. 50 crores would be either out of Rs. 234.84 crores proposed by the Central Government for “Integrated Housing Schemes, Slum Clearance and Rehousing etc. or from the reserve fund of Rs. 230 crores for metropolitan cities and projects of National Importance”. If these two amounts are approved and made available by the Central Government, then the scheme can go through.

**A tentative cash flow table for 25 years has been made. Inflow of the resources would be from the following three sources:-**

**a)** A total grant of Rs. 187.5 crores with a break-up crores every year.

**b)** A seed capital of Rs. 50 crores in 5 annual installments starting from 1978-79 to 1983-84.

The seed capital would be returned in the last 5 years.

**c)** Rs. 127.5 crores from remunerative projects during the year 1979-80 to 1993-94.

**Details of the cash flow analysis is given below:-**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sl No** | **YEAR** | **R E C E T P T S** | | | | | **TOTAL** | **EXPAND - ITURE** | **BALANCE** |
| **GRANT** | **SEED CAPITAL** | **RETURN FROM SALES** | **MONEY FROM REMUNERATIVE PROJECTS** | **BALANCE FROM LAST YEAR** |
| **1.** | **2.** | **3.** | **4.** | **5.** | **6.** | **7.** | **8.** | **9.** | **10.** |
| **1.** | 1978-79 | 7.5 | 10 | 0 | 0 | 0 | 17.5 | 15.0 | 2.5 |
| **2.** | 1979-80 | 7.5 | 10 | 7.5 | 5.0 | 2.5 | 32.5 | 30.0 | 2.5 |
| **3.** | 1980-81 | 7.5 | 10 | 20.0 | 7.5 | 2.5 | 47.5 | 45.0 | 2.5 |
| **4.** | 1981-82 | 7.5 | 10 | 30.0 | 10.0 | 2.5 | 60.0 | 55.0 | 5.0 |
| **5.** | 1982-83 | 7.5 | 10 | 40.0 | 10.0 | 50.0 | 72.5 | 65.0 | 7.5 |
|  | SUB TOTAL: | 37.5 | 50 | 97.5 | 32.5 | 12.5 | 230.0 | 210.0 | 20.0 |
| **6.** | 1983-84 | 7.5 | 0 | 50.0 | 10.0 | 7.5 | 75.0 | 70.0 | 5.0 |
| **7.** | 1984-85 | 7.5 | 0 | 55.0 | 10.0 | 5.0 | 77.5 | 75.0 | 2.5 |
| **8.** | 1985-86 | 7.5 | 0 | 60.0 | 10.0 | 2.5 | 80.0 | 75.0 | 5.0 |
| **9.** | 1986-87 | 7.5 | 0 | 60.0 | 10.0 | 5.0 | 82.5 | 75.0 | 7.5 |
| **10.** | 1987-1988 | 7.5 | 0 | 65.0 | 10.0 | 7.5 | 90.0 | 75.0 | 15.0 |
|  | SUB TOTAL: | 37.5 | 0 | 290.0 | 50.0 | 27.5 | 405.0 | 370.0 | 35.0 |
| **11.** | 1988-89 | 7.5 | 0 | 65.0 | 10 | 15.0 | 97.5 | 82.5 | 15.0 |
| **12.** | 1989-90 | 7.5 | 0 | 65.0 | 10 | 15.0 | 97.0 | 85.0 | 12.5 |
| **13.** | 1990-91 | 7.5 | 0 | 70.0 | 10 | 12.5 | 100.0 | 90.0 | 10.0 |
| **14.** | 1991-92 | 7.5 | 0 | 70.0 | 7.5 | 10.0 | 95.0 | 90.0 | 5.0 |
| **15.** | 1992-93 | 7.5 | 0 | 75.0 | 5.0 | 5.0 | 92.5 | 90.0 | 2.5 |
|  | SUB TOTAL | 37.5 | 0 | 345.0 | 42.5 | 57.5 | 482.5 | 437.5 | 45.0 |
| **16.** | 1993-94 | 7.5 | 0 | 80.0 | 2.5 | 2.5 | 92.5 | 90.0 | 2.5 |
| **17.** | 1994-95 | 7.5 | 0 | 80.0 | 0 | 2.5 | 90.0 | 90.0 | 0 |
| **18.** | 1995-96 | 7.5 | 0 | 85.0 | 0 | 0 | 92.5 | 90.0 | 2.5 |
| **19.** | 1996-97 | 7.5 | 0 | 85.0 | 0 | 2.5 | 95.0 | 90.0 | 5.0 |
| **20.** | 1997-98 | 7.5 | 0 | 85.0 | 0 | 5.0 | 97.5 | 90.0 | 7.5 |
|  | SUB TOTAL | 37.5 | 0 | 415.0 | 2.5 | 12.5 | 462.5 | 450.0 | 17.5 |
| **21.** | 1998-99 | 7.5 | 0 | 90.0 | 0 | 7.5 | 105.0 | 90.0 | 15.0 |
| **22.** | 1999-2000 | 7.5 | 0 | 95.0 | 0 | 5.0 | 107.5 | 95.0 | 12.5 |
| **23.** | 2000-2001 | 7.5 | 0 | 95.0 | 0 | 2.5 | 105.0 | 95.0 | 10.0 |
| **24.** | 2001-2002 | 7.5 | 0 | 100.0 | 0 | 0.0 | 107.0 | 95.0 | 12.5 |
| **25.** | 2002-2003 | 7.5 | 0 | 100.0 | 0 | 2.5 | 110.0 | 95.0 | 15.0 |
|  | **SUB TOTAL** | 37.5 |  | 480.0 | 0 | 17.5 | 534.5 | 470.0 | 65.0 |
|  | **TOTAL** | 187.5 | 50 | 1627.5 | 127.5 | 130.0 | 2114.5 | 1937.5 | 127.5 |

**\*Shows the return of seed capital.**

**(R.G. GUPTA)**

**ARCHITECT TOWN PLANNER (II)**

**DELHI DEVELOPMENT AUTHORITY**.

**A P P E N D I X N O :1**

**Government of India**

**Ministry of Works and Housing**

**(Nirman Aur Awas Mantralaya)**

**\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\***

**No- N. 14018/13/11-HI, New Delhi, dated the 6th Feb, 1973.**

**To**

**The Housing Secretaries of all state Governments/ Union Territories.**

**Subject:- (I)** Integrated Subsidised Housing Scheme for Industrial Workers and Economically Weaker Sections of Community ( I.S.H.S.) and ( II ) Slum Clearance and Improvement Scheme (S.C./I.S.)- Standards of accommodation and ceiling costs there under- Revision of.

**……………………….**

**Sir**

I am directed to invite a reference to this Ministry’s letters No. 7/21/ 60 ( ISHS ) – HI & 7/21/66 ( SCS ) - HI, dated the 22nd September, 1967, in which ceiling costs for the construction of various types of dwelling units under the aforesaid two schemes were fixed with effect from 1st April, 1967.

**2.** The Government of India after taking into account the rise in the cost of construction (land building materials and labour) since then, come to the conclusion that a mere enhancement of the ceiling costs for the construction of houses with the minimum standards of accommodation prescribed under the Schemes is not likely to solve the problem. In order therefore to consider the matter further in all its aspects and make suitable recommendations, the Government of India appointed a Committee in June, 1971, under the Chairmanship of the Joint secretary in charge of Housing in the Ministry of works & Housing, and a representative each from the State Governments of Maharashtra, Madhya Pradesh, Punjab,, Tamil Nadu and Uttar Pradesh, and the Union Ministry of Finance, Department of Labour and Employment and the Planning Commission, as members. The Director, National Buildings Organization ( Ministry of works & Housing) was the convener of the Committee. The terms of reference to the Committee were-

**(i)** Whether construction of a regular two roomed house under the Integrated Subsidised Housing Scheme for Industrial Workers and Economically Weaker Sections of the Community can be dispensed with in view of the rising costs of construction. (Incidentally this will also bring it in line with the Slum Clearance/Improvement Scheme).

**(ii)** Minimum standards of accommodation which should be built under the two aforesaid housing schemes: and

**(iii)** The approximate cost of construction with reduced floor areas.

**3.** The recommendations made by this Committee have been considered by the Government of India and the decisions taken thereon are indicated in the following paragraphs.

**4. Types of Accommodation.**

**(1)** Construction of Regular Two- Roomed Houses under the I.S.H.S.

The construction of regular two-roomed Houses under the Scheme may be continued.

**(2)** Construction of Skeletal and Single- storeyed houses under the I.S.H.S. & S.C./I.S.

The construction of Skeletal and single- storeyed houses under the aforesaid housing schemes has been with-drawn. The construction of these two types of houses should not, therefore, be sanctioned here-after under the above two scheme.

**(3)** Provision of five- storeyed houses without lifts.

In order to conserve land and make more intensive use of it, the construction of five- storeyed houses without lifts may be adopted, wherever possible and economical, after giving due consideration to such aspects as Water Supply, cost of construction etc. The total height of such building should be limited to 50 feet.

**(4)** The following types of accommodation only should henceforth be provided under the ISHS& SC/IS.

**(A) Integrated Subsidised Housing Scheme for Industrial Workers and Economically Weaker sections of Community.**

**(1)** Open developed plot.

**(ii)** Small two- roomed houses (double-storeyed and multi- storeyed).

**(iii)** Regular two-roomed houses (double –storeyed and multi- storeyed)

**(iv)** Hostels (multi-storeyed)

**(v)** Dormitories (Multi- storeyed).

**(B) Slum Clearance /Improvement Scheme.**

**(i)** Open developed plot.

**(ii)** Small- two-roomed houses (double-storeyed and multi- stroyed)

**(iii)** Hostels (Multi-storeyed).

**(iv)** Dormitories (Multi-Storeyed).

**(v)**  Night Shelters.

**5. Residential densities:-** The revised residential densities for small clusters of 200 to 300 dwelling units under the I.S.H.S. & S.C./I.S. shall be as indicated below:-

**(a)** Open developed plots- 45 to 55 plots per gross acre (113-138 plots per gross hectare).

**(b)** Double storeyed houses- 65to 75 houses per gross acre(163-187 houses per gross hectare).

**©** Three to five storeyed- 90 to 100 houses per gross acre (225-250 houses per gross hectare).

**Notes:-**

**(1)** The above mentioned densities are the optimum densities. Densities lower or higher than these should not be permitted as that would result in uneconomical use of land in the case of the former, and would create undue congestion in the case of latter.

(ii) These densities may be exceeded up to 20% in cities like Bombay and Calcutta where land is very expensive.

**(ii)** As the densities are for small two- roomed dwellings for regular two- roomed dwellings these may be decreased by 20%.

**(iv)** Depending upon local conditions and where practicable, a common bath room and W.C. between the two dwelling units may be adopted to effect economy in construction cost and also to provide a bit more floor area for living. Also, where acceptable, a combined bath and W.C. could be adopted. If feasible, in certain situations, a nahni (bath palace) in each kitchen can be provided, and community latrines can be provided separately.

**(v)** Preferably, every two adjacent dwelling units should be so designed that at a later date the two units can be combined to provide one large dwelling unit.

**©**  Regular two- roomed House (Double and Multi- storeyed).

The regular two-roomed hoses ( double and multi- storeyed) will henceforth be constructed under the integrated subsidized Housing scheme for Industrial Workers and Economically Weaker Sections of Community, with a uniform floor area of 288 sft (26.76 sq.m) Per house at all places expect Bombay and Calcutta, and with 232 sft (21.55 sq. m.) House in Bombay and Calcutta as per break-up indicated below:-

**All Places except Bombay and Calcutta.**

**(a)** Room No. 1 200 sft (18.58 sq.m)

**(b)** Room No. 2

**©** Kitchen Verandah and 60sft (5.58 sq.m)

Circulation space

**(d)** Bath Room 16 sft (1.49 sq.m)

**(e)** Latrine 12 sft (1.11 sq.m)

**Total:** 288 sft (26.76 sq.m.)

**In Bombay and Calcutta:**

**(a)** Living Room 120 sft (11.15 sq.m)

**(b)** Multi- purpose room 84 sft. (7.80 sq.m)

including kitchen

**©** Bath Room 16 sft (1.49 sq.m.)

**(d)** Latrine 12 sft (1.11 sq.m.)

**Total:**  232 sft (21.55 sq.m)

**Notes:** (1) The floor areas mentioned above are exclusive of common spaces like access passage, staircase etc.

**(ii)** For construction of houses with floor area of 232sft, the size of the two rooms may be varied to suit local conditions provided in the minimum areas of a room for double and multi- stoeryed construction is 80 sft (7.43 sq.m)

For construction of houses with a floor area of 232 sft, the size of the two rooms may be varied to suit local conditions provided the area of the living room is not less than 100 sft (9.29 sq. m.)

Economy could be achieved in the plinth areas by careful planning. It would be possible to accommodate a floor area of 288 sq. ft. (26.76 sq. m). In a plinth area of 360 sft (33.44 sq. m.) and the floor area of 232 sft (21.55 sq. m) in plinth area of 290 sft (26.94 sq m.) Further, by allowing an access area of 50 sft (4.65 sq. m) for multi- storeyed construction, the ceiling on the plinth area will work out to 410 sft (38.09 sq. m) for a floor area of 288 sft (26.76 sq. m.) and 340 sft (31.59 sq.m.) for a floor area of 232 sft (21.55sq.m.) where double storeyed construction is provided, the above plinth areas may be reduced by 20 sft (1.86 sq. m) in view of the fact that there will be no access passage on the ground floor.

**(d) Hostel and Dormitory type accommodation:**

Only Multi-storeyed construction of these types of accommodation will, henceforth, be undertaken under the Integrated Subsidised Housing Schemes for Industrial workers and Economically Weaker sections of Community and under the Slum Clearance/ Improvement scheme. These types of accommodation will have the following areas per dwelling unit:-

Hostel type- 112 ft (10.40 sq. m)

Dormitory type- 87 sft (8.08 sq .m)

**Notes:**

**(i)** The above floor areas exclude staircase, Verandah etc.

**(ii)** However, wherever possible, the housing authorities could also set apart a block of normal family houses for such purposes and a house could be let out to two or three single persons as that could be more economical tan hostel accommodation.

**7. Eligibility of allotment;** The present system of determining the eligibility of allotment on the basis of the income of the head or the family will continue.

**8.** The revised types and standards of accommodation, and their ceiling costs, and other special provisions etc., are given in Schedule I enclosed to this letter. The revised ceiling costs etc., will take effect from the 1st April, 1972. These projects which were sanctioned prior to or after 1st April, 1972. on the basis of the old ceiling costs etc., will be eligible for the revised ceiling costs, provided the construction thereon has not yet started, and they are revised to be in conformity with the revised types and standards of accommodation.

**9.** A further communication will follow regarding the standard (subsidised) rents to be charged, which are being worked out.

**10.** The Committee has also made certain general observations to effect economics in the cost of construction etc. and are indicated in the Schedule II enclosed to this letter for information and guidance.

**11.** I am to request that the above- decisions may be given as wide a publicity as possible by the State Government so as to enable the various approved construction agencies to anvil of the same in implementing projects under the Integrated subsidised Housing Scheme for Industrial Workers and Economically Weaker Sections of Community and Slum Clearance/ improvement scheme.

**12.** This letter issues with the concurrence of the Ministry of Finance (Department of Expenditure) vide their U.os No.10877/W&E/72, dated 30-10-1972 and No. 12446-W&E/72 dated 19.12.72.

**13.** The receipt of this communication may kindly be acknowledged.

**Yours Faithfully,**

**Sd/-(B.M. Lal)**

**Dy. Secretary to the Govt. of India**

**Copy, with copies of the enclosures, forwarded to:-**

**1.** Ministry of Finance (W&E Unit) New Delhi with 2 spare Copies.

**2.** Ministry of Labour & Rehabilitation (Department of Labour and Employment) New Delhi, (with 10 spare Copies).

**3.** Ministry of Industrial Development, New Delhi.

**4.** Ministry of Home Affairs, New Delhi.

**5.**  Ministry of DEFENCE, New Delhi.

**6.** Ministry of, Communications, New Delhi.

**7.** Bureau of Public Enterprises, New Delhi.

**8.** Department of Social Welfare, New Delhi.

**9.** Planning Commission, New Delhi (with 10 spare copies).

10. Director, National Buildings Organization, New Delhi.

**11.** Managing Director, Housing & Urban Development Corporation, New Delhi.

**Sd/- (C.R. Bose)**

**Under Secretary to the Govt. of India**

**Copy with copies of enclosure, also forwarded to:-**

**1.** U.D.I. Section.

**2.** UDII Section.

**3.** UDIII Section ( with 25 spars copies).

**4.** H-II Section ( with 5 spare copies).

**5.** H.S. Section

**6.** P.S. to H.M.

**7.** P.S. to H.M.(S).

**8.** P.S. to Secretary ( for Reader’s file).

**9.** P.S. to J.S.(H).

**10.** Information Officer (Ministry of Works and Housing), New Delhi.

**11.** Guard File (with 100 spare copies).

**Sd/- (C.R.Bose)**

**Under Secretary to the Govt. of India**

Schedule I to the Ministry of Works & Housing’s letter No. N-14018/13/11-HI. dated the 6th Feb. 1973.

**(I)** Integrated Subsidized Housing Scheme for Industrial Workers and Economically Weaker sections of community.

**(2)** Slum Clearance and Improvement Scheme.

Revised standards of accommodation ceiling and standard rents.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **SL. NO.** | **Type of accommodation** | **Floor area per dwelling unit.(sft)** | **Ceiling cost per dwelling unit (Rs)** | **Standard rent per month with 50% subsidy** |
| **1.** | **2.** | **3.** | **4.** | **5.** |
| **I-ALL PLACES EXCEPT BOMBAY AND CALCUTTA.** | | | | |
| **1.** | Open developed plot small two-roomed house  (Double –Storeyed) | 360 | 1850 |  |
| **2.** | Small two-roomed house  (Multi- storeyed) | 188 | 5350 |  |
| **3.** | Regular two-roomed house(Double- storeyed) | 188 | 6050 |  |
| **4.** | Regular two-roomed house  (Multi-storeyed) | 288 | 7600 |  |
| **5.** | Hostel (Multi-Storeyed) | 288 | 8500 |  |
| **6.** | Dormitory (multi- storeyed) | 112 | 3950 |  |
| **7.** |  | 87 | 3150 |  |

**II- IN BOMBAY AND CALCUTTA:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **1.** | Small two-roomed house  (Double –Storeyed) | 188 | 6550  7200 | (Bombay)  (Calcutta) |
| **2.** | Small two-roomed house  (Multi- storeyed) | 188 | 9000 |  |
| **3.** | Regular two-roomed house(Double- storeyed) | 2327 | 7850  8600 | (Bombay)  (Calcutta) |
| **4.** | Regular two-roomed house  (Multi-storeyed) | 232 | 10700 |  |
| **5.** | Hostel (Multi-Storeyed) | 112 | 5900 |  |
| **6.** | Dormitory (multi- storeyed) | 87 | 4650 |  |

1. Special provisions relating to ceiling costs.

**1.** Ad-hoc increase of the ceiling cost will also be admissible in special cases to the extent indicated below:-

1. Extra cost of land and its development at all places except Bombay and Calcutta.

**(a)** In towns where the cost of land and its development is more than Rs. 10 per sq.m. but less then Rs. 15 pr sq.m. an extra amount of Rs. 200/- per dwelling unit for small two-roomed houses (Double and Multi- storeyed) and regular two-roomed houses (Double and multi-storeyed), and Rs.100/- per dwelling unit for Hostels (multi-storeyed) and Dormitory (Multi-storeyed) may be allowed.

**(b)** Where the cost of land and its development is more than Rs. 15/- per sq.m. an extra amount of Rs.400/- per dwelling unit for small two- roomed houses (Double and multi storeyed), and Regular two-roomed house (double- and Multi storeyed), and Rs. 200/- per dwelling unit for Hostels (Multi- storeyed) and Dormitory (Multi- storeyed) maybe allowed.

**Note:-** No extra assistance will be allowed for open developed plot. Where the cost of open developed plot is high, the size of the plot should be reduced to 225 sq.ft.

**(ii)** For stronger foundations in certain soils etc. at all places:-

For construction in black cotton soil, or reclaimed or hill areas necessitating deeper and stronger foundations etc., or higher transport cost etc., Rs. 550/-extra per house may be allowed for small two-roomed house (Double and Multi storeyed), Regular two- roomed house (Double- and Multi storeyed), Hostel (Multi storeyed), and Dormitory (Multi storeyed).

**(iii)** For Framed Structures.

**(a)** Places other than Bombay & Calcutta

**(i)** Rs. 1000/- extra per house may be allowed for small two-roomed house (Multi storeyed)

**(ii)** Rs. 750/- extra per dwelling unit may be allowed for Hostels (multi storeyed) and Dormitory (Multi storeyed)

**(b)** Bombay & Calcutta

No extra assistance on this account is allowed for Bombay, as the overall ceiling costs prescribed are already for framed construction.

For Calcutta, Rs. 1250/- extra per house for small two roomed houses (Multi storeyed), Rs. 1550/- extra per house for Regular two- roomed houses (Multi storeyed) and Rs. 950/- extra per dwelling unit for Hostels (Multi storeyed) and Dormitory (Multi storeyed) respectively may be allowed.

**(iv)** **For Seismic Considerations:**

For places where load bearing wall structures are adopted, an extra amount for seismic considerations by way of providing vertical requirement lintel bends etc., may be allowed as indicated below:-

**All Places except Bombay and Calcutta.**

**(a)** Rs. 500/- per house for small to- roomed (Double and Multi storeyed).

**(b)** Rs. 600/- per house for regular two roomed houses (Double and multi storeyed)

**©** Rs. 300/- per dwelling unit for Hostels (Multi storeyed)

**(d)** Rs. 250/- per dwelling unit for Dormitory (Multi storeyed).

**Bombay and Calcutta and their Industrial Areas:**

**(a)** Rs. 500/- per house for small two roomed houses (Doble and Multi storeyed)

**(b)** Rs. 600/- per house regular two roomed houses (Double and multi storeyed)

**©**  Rs. 300/- per dwelling unit for Hostels (Multi storeyed)

**(d)** Rs. 250/- per dwelling unit for Dormitory (Multi storeyed).

**Notes.**

1. The above extra assistance will not be allowed for Bombay, as the overall ceiling costs for Bombay are already for framed construction.

**(ii)** Also, no extra assistance for seismic considerations will be allowed where extra assistance over the ceiling costs have already been allowed for framed construction under sub- para (iii) above.

**2.** The overall ceiling costs in Bombay and Calcutta and other cities will apply not only to the areas within the Jurisdiction of their municipal corporation but also to adjoining industrial areas as defined by their state Governments with the approval of the Government of India.

**3.** Within the limits of the Municipal Corporation of Bombay and Calcutta, ordinarily multi- storeyed houses should only be constructed, and other types of accommodations should be restored to only when justified by special considerations, such as low- bearing capacity of soil, lack of adequate water supply and sewerage facilities, low rent paying capacity of the workers, difficulty of joint cooperative ownership by workers etc.

**4.** The financial assistance for construction in Kalwa (Thana DISTRICT), khopoli (Kolaba District). Panwal (Kolaba District), and an area of 10 miles around Panwel, Asansol, Durgapur and kalyani areas will be based on the same ceiling costs as prescribed for Bombay and Calcutta and their Industrial areas.

**5.** In cases, where the cost of construction of houses exceeds the prescribed ceiling costs, there is no objections to the utilization of savings from other houses by State Governments, Statutory Housing Boards and Municipal Bodies for meeting the excess expenditure, provided the house involved are of the same type, are built in the same town, and the construction thereof is simultaneously sanctioned as a part of the same project, such diversions are not permitted in cases which do not satisfy these conditions.

**6.** For open developed plots, the ceiling cost includes provision of independent W.C. Bathing place and Pucca Platform. In bigger cities, where the size of the plot is reduced to 225 sft (20.90 sq .m.) they will have common W.C.s and bathing places.

**7.** The State Government may, under two aforesaid subsidised Housing Scheme, utilities a certain percentage of their annual allocations for providing community facilities. When projects for Subsidised Housing Colonies are drawn up by the State Governments, they should include in these projects provisions for essential basic amenities like shops, dispensaries, nursery school etc. , as may be necessary depending upon the local conditions, and availability of such facilities already in the neighborhood. In case, it is not found possible to provide these facilities out of the annual allocations, an additional amount of Rs. 50,000/- per hectare, may be included in the cost of such projects towards such amenities. This additional amount may be treated as a loan.

**8.** The ceiling cost per person applicable to the construction of night shelters under the slum Clearance/ Improvement scheme, will be three twentieth of those prescribed for corresponding small two roomed tenements in the various towns. The standard rent to be charged per person per night may be fixed at the discretion of the State Government, but should not ordinarily exceed Rs. 0.25 including service charges.

**(B)** **Special provisions relating to Standard Rents:**

**1.** There is no objection to the charging of lower rents.

**2.** These rents are inclusive of rates and taxes. In case the State Government succeed in lowering the rates and taxes, the benefit of any such reduction should be passed on to the tenant in the form of lower rent.

**3.** These rents are exclusive of charges for water and electricity, and for any special services not covered by the normal municipal services.

**4.** Irrespective of the approved Agency involved, the following increase in the rents will allowed:-

**(a)** Rs. 3.50 p.m. per pucca house in Maharashtra and Gujarat State and in Calcutta and its industrial areas.

**(b)** Appropriate increase, in rent per month per dwelling unit, as may be fixed by the state Governments corresponding to the ad-hoc increases the ceiling costs allowed in item A(I) of the Special Provisions relating to ceiling costs, except in cases already covered by (a) above.

**5.** The standard rents in respect of dwelling units constructed in kalwa (Thana District), Khopoli (Kolaba District), Panvel (Kolaba district) and an area or 10 miles around Panvel, Asansol, Durgapur and Kalyani respectively will be the same as those prescribed for Bombay and Calcutta and their industrial areas.

**6.** The State Governments have full discretion to fix varying rents above or below the standard rents prescribed for different types of houses built by then. Statutory Housing Boards, and Municipal Bodies, keeping in view the demand for these houses and the rent paying capacity of the workers. The quantum of capital subsidy applicable to the type of houses involved will, however, in all cases be limited to the prescribed percentages of the overall ceiling cost, or the admitted cost or the actual cost, whichever is the least. The State Governments should also ensure that the excess rent recovered in respect of certain types of houses is wholly applied towards reducing the rent for other types of houses.

**7.** In the case of Hotels and Dormitories, in addition to the standard rent, a service charge up-to a maximum of Rs. 3.00 p.m. per person may be levied for after, electricity sanitary facilities etc.

***Schedule II to the Ministry of Works & Housing’s letter No. N-14018/ 13/71-HI.***

***dt. the 6th Feb. 1973.***

***General observations of the Committee to effect economics in the cost of construction.***

***Triennial review of Ceiling costs***

**1.** A regular review ceiling costs should be done every three years. For this, every third year, the State Governments will have to furnish to the Government of India full data about the actual cost of construction and land in the schemes executed in the preceding five years.

***2. Control on Floor Areas and Plinth Areas:-*** The floor areas prescribed in the Scheme should be strictly adopted. It is also important to plan the dwellings carefully so as to keep a check on the plinth areas. it is also necessary to take adequate care in planning the common access areas like parrages and staircases so that unnecessary space is not wasted in these.

***3. Standardization of Plans:-*** It is important to evolve standardized type designs of houses preferably on the basis of modular dimensions which will help to reduce the work of planning and designing and the extent of supervision in construction there by bringing down the overhead charges, standardization of plans will also facilitate serial production and lead to job simplification and faster production of houses.

***4. Adoption of Lower Ceiling heights:-*** Lower ceiling heights up to 9’ (2.74 sq.m.) should be universally adopted as is already being done in Delhi and Bombay.

***5. Under reamed Piles Foundation:-*** In areas having block cotton soils and filled up grounds, under reamed piles should be adopted for economical and satisfactory foundations.

***6. rationalization of Structural Design:-*** As R.C.C. frame construction is much more expensive than load bearing wall construction, it should be avoided wherever feasible. this will also help to reduce the requirement of steel in building as the load bearing wall construction will result in a saving of about 25 per cent to 30 per cent of steel required in R.C.C. frame construction where the bricks are of poor quality other alternative materials like concrete blocks may be considered to see weather load bearing wall structures with such alternative materials will be more economical than R.C.C. frame construction. It is also possible to improve the quality of bricks made from poor soils like black cotton soils or red soils by adopting improved methods of brick making as evolved by the Central Building Research Institute. The load bearing wall structures if planned on the basis of cross wall construction techniques will result in reducing the thickness of walls.

***7. Use of Precast Roofing and Flooring Units:-*** A number of different types of precast R.C.C. roofing/ flooring units have been evolved. It is necessary to introduce such precast units in the low cost housing programmes as it will result in increasing the speed of construction and will effect economics in the consumption of steel and cement. Channel shaped units, cored units, cellular units, double curved shells etc., have already been successfully tried in experimental constructions and these can now be adopted on a large scale.

***8. Use of High strength of Deformed bars in Reinforcement:-*** Use of high strength deformed bars in place of mild steel bars should be adopted and the designs should be based on ultimate design theory in order to achieve substantial economy in the consumption of steel.

***9. Use of Secondary Species of Timber:-*** As the cost of primary species of timber is very high, use of secondary species of timber should be introduced in the low cost housing programmes. There are several secondary species of timber which after proper seasoning and preservative treatment are quite suitable for use in construction.

***10. Use of Modular Size Bricks:-*** Use of modular bricks of 19 cm x 9 cm x 9 cm size should be initiated as it will lead to economy in brick work and speed in construction. The Housing Boards going in for large scale low cost housing programmers under the Subsidised Housing Scheme should come forward to take advantage of the experimental housing scheme operated by the National Buildings Organization (Ministry of Works and Housing), New Delhi, for trying out the use of new materials or new building methods which they would like to adept scale in their programmes. In order to ensure quality of work at a minimum cost the Housing Boards should also follow the provision of the National Buildings CODE in design and construction of the dwellings.

…………….

**Government of India IMMEDIATE**

**Ministry of Works and Housing**

**(Nirman Aur Awas Mantralaya)**

**No .N- 14018/13/71-HI. New Delhi, dated the 21st March, 1975.**

**To**

**The Housing Secretaries of All State Governments/ Union Territories.**

Subject: Integrated Subsidized Housing Scheme for industrial Workers and Economically Weaker Sections of Community (I.S.H.S.) AND Slum Clearance and Improvement scheme (S.C./I.S.) Standards of accommodation. Ceiling costs and standard (Subsidised) Rents to be charged therefore -

----------------------

Sir,

I am direct to refer to this Ministry’s letter No./ 14018/17/71-HI, dated the 6th February, 1973, on the above subject and to say that the Standard (subsidized) Rents to be charge in respect of various types of dwelling units built under the Integrated Subsidised Housing scheme for Industrial Workers and Economically Weaker Sections of Community, and the Slum Clearance and Improvement scheme corresponding to the revised ceiling costs prescribed therein, are given in the Scheduled annexed to this letter. Special provisions relating to these standard Rents are also indicated in the Schedule.

**2.** The special provisions relating to standard rents mentioned in para 8 (B) of Schedule I to this Ministry letter No.N-14018/ 13/71-HI, dated the 6th February, 1973, may be treated as cancelled.

**3.** The receipt of this communication may kindly be acknowledged.

**Yours faithfully;**

**sd/- (L.M. Sukhwani)**

**Under Secretary to the Government of India,**

(from pre-page)

**Copy forwarded to:**

**1.** Ministry of Finance (W& E Unit), New Delhi.

**2.** Ministry of Labour, New Delhi.

**3.** Ministry of Industry and Civil Supplies, New Delhi.

**4.** Ministry of Home Affairs, New Delhi.

**5.** Ministry of Defense, New Delhi.

**6.** Ministry of Communications, New Delhi.

**7.** Bureau of public Enterprises, New Delhi.

**8.** Department of Social Welfare, New Delhi.

**9.** Planning Commission, New Delhi.

**10.** Director, national Buildings Organization, New Delhi.

**11.** Managing Director, Housing & Urban Development Corporation, New Delhi.

**12.** U.D.-III Section (25 copies).

**13.** Housing- II Section.

**14.** Guard fills (100 copies).

**Sd/- (L.M. Sukhwani)**

**Under Secretary to the Government of India.**

**Dated. 20.3.75.**

**SCHEDULE I TO THE MINISTRY OF WORKS AND HOUSING LETTER NO. N-**

**14013/13/71-HI DATED THE 21ST MARCH, 1975\***

I- **Integrated Subsidised Housing Scheme for Industrial Workers and Economically Weaker Sections of Community :**

**II - Slum Clearance and Improvement scheme:**

**Revised Standards of Accommodation, Ceiling Costs and Standard Rents:**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **S. No** | **Type of Accommodation** | **Floor area per dwelling unit.** | **Ceiling cost per dwelling unit.** | **Standard rent per month with 50% subsidy** | **Extra rent over extras on ceiling costs p.m.** | | | | |
| **Extra cost of land and its development.** | | **Stronger foundation of certain soils** | **Framed structure** | **Seismic consideration.** |
|  |  | **(s ft)** | **(Rs)** | **(Rs)** | **(Rs)** | | **(Rs)** | **(Rs)** | **(Rs)** |
| **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** | **9** | **10** |
|  |  | **(I)-ALL PLACESE EXCEPT BOMBAY AND CALCUTTA** | | | | | | | |
| **1** | Open developed plot | 360 | 1850 | 6.00 | - | - | - | - | - |
| **2** | Small two-roomed house (Double storeyed) | 188 | 5350 | 21.00 | 0.50 | 1.00 | 2.00 | - | 2.00 |
| **3** | Small two roomed house (Multi storeyed) | 188 | 6050 | 24.50 | 0.50 | 1.00 | 2.00 | 3.50 | 2.00 |
| **4** | Regular two roomed house (double storeyed) | 288 | 7600 | 30.00 | 0.50 | 1.00 | 2.00 | - | 2.00 |
| **5** | Regular two roomed house (Multi storeyed) | 288 | 8500 | 34.50 | 0.50 | 1.00 | 2.00 | - | 2.00 |
| **6** | Hostel (Multi storeyed) | 112 | 3950 | 16.00 | 0.50 | 1.00 | 2.00 | 2.50 | 1.00 |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sl. No.** |  |  |  |  |  |  |  |  |  |
| **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** | **9** | **10** |
| **I – ALL PLACES EXCEPT BOMBAY AND CALCUTTA :** | | | | | | | | | |
| **7.** | Dormitory (Multi storeyed) | 188 | 6550( Bombay) 7200  (Calcutta) | 13.00 | 0.50 | 0.50 | 2.00 | 2.50 | 1.00 |
| II – IN BOMBAY AND CALCUTTA : | | | | | | | | | |
| **8.** | Small two roomed house (Double Storeyed) | 188 | 9000 | 25.00 (Bombay)  28.00 (Calcutta) | - | - | 2.00 | © | (D) |
| **9.** | Small two roomed house  (Multi storeyed) | 232 | 7850 (Bombay)  8600  (Calcutta) | 35.00 | - | - | 2.00 | - | - |
| **10.** | Regular two roomed house (double storeyed) | 232 | 10700 | 30.00 (Bombay) | - | - | 2.00 | - | 2.00 |
| **11.** | Regular two roomed house (Multi storeyed) | 112 | 5900 | 33.00 (Calcutta) | - | - | 2.00 | 4.50 | 2.00 |
| **12.** | Hostels (multi storeyed) | 87 | 4650 | 41.50 | - | - | 2.00 | - | - |
| **13.** | Dormitory (Multi storeyed) |  |  | 23.00 | - | - | 2.00 | - | 2.00 |
|  |  |  |  | 18.00 | - | - | 2.00 | 5.50 | 2.00 |
|  |  |  |  |  | - | - | 2.00 | 4.00 | 1.00 |
|  |  |  |  |  | - | - | 2.00 | 4.00 | 1.00 |

**NOTE :-**

1. For towns where rate of land and its development varies between Rs. 10/- and Rs. 15/- per sq. mt.

**(B)** For towns where rate of land and its development varies between

Rs. 15/- and Rs. 20/- per sq.mt.

**©** and (D)- For Calcutta and its industrial areas only.

**Special provisions relating to Standard Rents**

**(1)** There is no objection to the charging of lower rents.

**(2)** These rents are inclusive of rates and taxes. In case the State Government succeed in lowering the rates and taxes, the benefit of any such reduction should be passed on to the tents in the form of lower rents.

**(3)** These rents are exclusive of charges for water and electricity, and for any special services not covered by the normal municipal services.

**(4)** Irrespective of the approved agency involved, an increase up to Rs. 3.50 in the rents per month per pucca house in Bombay and Calcutta and their industrial areas will be allowed.

**(5)** The Standard rents in respect of dwelling units constructed in kalwa (Thana District), khopoli (Kolaba District), Panvel (kolaba District) and an area of 10 miles around Panvel, Asansol, Durgapur and Kalyani, respectively, will the same as these prescribed for Bombay and Calcutta and their industrial areas.

**(6)** The State Governments have full discretion to fix varying rents above or below the Standard rents prescribed for different types of house built by them, statutory Housing Boards, and Municipal Bodies, keeping in view the demand for those houses and the rent paying capacity if the workers. the quantum of capital already applicable to the type of houses involved will, however, in all cases belimited to the prescribed percentages of the overall ceiling cost, or the admitter cost of the actual cost, whichever is the least. The State Governments should also ensure that the excess rent recovered is respect of certain types of houses is wholly applied towards reducing the rent for other types of houses.

**(7)** In the case of Hostels and M Dormitories, in addition to the standard rent, service charge up to a maximum of Rs. 3.00 per month per person may be levied for water, electricity, sanitary facilities etc.,

**A P P E N D I X N O:2**

**GOVERNMENT OF INDIA**

**MINISTRY OF WORKS AND HOSUING**

**NIRMAN AUR AWAS MANTRALAYA**

**SLUM- CLERANCE & IMPROVEMENT SCHEME.**

1. **Introduction :**

This Scheme contemplates the grant of financial assistance by the Central Government to State Governments and Union Territory Administrations for slum/ clearance/ improvement projects. The two important principles on which the Scheme is based are:-

**i)** there should be the minimum dislocation of slum dwellers and efforts should be made to rehouse them as far as possible at the existing sites of the slums and/ or sites nearly. in order to ensure that they are not uprooted from their fields of employment:

**ii)**  in order to keep down rents within the paying capacity of slum dwellers, the empasses should necessarily be laid more on provision of the minimum standards of environmental hygiene and essential services rather than on construction of any elaborate structures.

1. **Minimum Standards for re- housing:**

**(a)** Wherever practicable and particularly where the rent paying capacity of slum- dwellers is extremely low, it is recommended that the State Governments and local Bodies should provide each some dweller with a developed and demarcated plot of land and about Rs. 150/- worth of building materials like he allies of proper length, roofing materials, etc, leaving it to the slum dwellers to build huts of the prescribed pattern themselves on self- help basis under the technical guidance of State Govts, etc. The minimum amenties to be provided in each plot should be as follows:-

**i)** the size of the plot might be 1000 to 1200 sq ft.

**ii)** each plot should be demarcated separately by wire-fencing if possible. (Each person can then grow a hedge and have a separate compound);

**iii)** each plot should be provided with a one- foot high earthen platform of about 300 sq. ft. (This platform will help to limit the area on which construction can take place and will also help to keep out the damp);

**iv)** a pucca latrine 4’ x 3’;

**v)** an enclosed pucca bathing and washing platform 4’ x 4’ purposely connected with drain, and also a tap, wherever possible.

**(b)** Where the above approach is not considered feasible (as for example in Bombay and Calcutta or other big cities where land is expensive it is not desirable to have kuccha construction in the heart of clean and built up localities), and/ or where the slum/ dwellers can afford to pay higher rents, the State Governments/ Local Bodies may construct houses/ tenements which should have the following minimum accommodations:-

**1.** Room 120 sq. ft.

**2.** Verandah & kitchen 84 sq. ft

**3.** Bath Room 16 sq. ft.

**4.**  Lavatory 12 sq. ft.

**Total:** 232 sq. ft.

**Note:- It will be desirable to keep the width of the verandah at least 8’.**

**©** The State Governments/ Local Bodies may, if may they so desire, provide both open plots and pucca structures in the same town, depending on the rent- paying capacity of the slum dwellers.

**Standard costs:-**

**(a)** The cost of slum/ clearance improvement project includes:-

**(i)** the cost of acquisition of slum- areas and their redevelopment on approved lines for re-housing of slum dwellers;

**(ii)** the cost of acquisition and development of alternative sites if the existing sites are other not adequate for rehousing all the slum- families involved or are proposed to be utilized for other purposes; and

**(iii)** the cost of providing essential services and/or construction of pucca structures for slum- dwellers, as the case may be, on the lines indicated I the preceding paragraph.

**NOTE:** In case where state Governments consider it essential to acquire existing slum- sites but decide t rehouse the slum-dwellers at alternative sites and to use the existing slum- sites partly or wholly for other purpose, the cost of acquisition and development of the slum- sites in question will not be taken into account for the purpose of central assistance and under the scheme the acquisition and development of such sites for other purpose should apparently be a paying proposition and the State Governments etc. should find it possible to finance it from their own resources.

**(b)** The overall ceiling cost and standard rents applicable for the various types of accommodation under the scheme are as follows:-

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **SI. NO** | **Type of accommodation** | **Overall ceiling cost.** | **Standard rent per month with 50% subsidy (37½% from Central and 12% from State for non- sweeper housing.** | **Standard rent per month with 62½% subsidy 50% from Centre and 12½% from State) for sweeper housing.** |
| **1.** | **2.** | **3.** | **4.** | **5.** |
| **1.** | **Outside Bombay and Calcutta and their Industrial Areas** | | | |
| **i)** | Open developed plot | 1850 | 7.00 | 6.00 |
| **ii)** | Skeleton house | 2900 | 11.50 | 9.50 |
| **iii)** | Small two-roomed house (single-storeyed) | 4850 | 20.00 | 16.50 |
| **iv)** | Small two-roomed house (double-storeyed) | 5100 | 21.50 | 17.50 |
| **v)** | Small two-roomed house (multi-storeyed) | 6750 | 26.00 | 21.00 |
| **II.** | **In Bombay and Calcutta and their Industrial Areas:-** | | | |
| **i)** | Open developed plot | 2800 | 11.50 | 9.00 |
| **ii)** | Skeleton house | 4250 | 18.50 | 15.00 |
| **iii)** | Small two-roomed house (single-storeyed) | 6750 | 31.00 | 25.50 |
| **iv)** | Small two-roomed house (double-storeyed) | 7100 | 32.50 | 27.00 |
| **v)** | Small two-roomed house (multi-storeyed) | 8750 | 39.00 | 31.50 |

**SPECIAL PROVISIONS**

1. **Special provisions relating to the ceiling cost.**

**i)** There will be no distinction between the cost of building and the cost of land the overall ceiling costs indicated above will only be applicable.

**ii)** For items 1 (i) to (iv) the overall ceiling costs may be raised by Rs, 1100/- extra per dwelling unit in towns with a population of more than three lakhs and Rs. 450/- extra per dwelling unit in towns where the population is from one to three lakhs.

**iii)** In respect of construction of skeletal and pucca houses in block cotton soil, or reclaimed or hill areas, necessitating deeper and stronger foundations etc. or higher transport costs etc. Rs. 550/- extra per house of the overall ceiling costs may be allowed.

**iv)** The overall ceiling costs in Bombay, Calcutta and other cities will apply not only to the areas within the jurisdiction of their municipal corporations, but also to adjoining industrial areas as defined by their State Governments, with the approval of the Government of India.

**v)** Within the limits of the Municipal Corporation of Bombay and Calcutta, ordinarily multi- storeyed houses should only be constructed and other types of accommodations should be resorted to only when justified by special considerations, such as- low bearing capacity of soil; lack of adequate water supply and sewerage facilities, low-rent paying capacity of the slum dwellers etc.

**vi)** The financial assistance for construction in Asansol, Durgapur and kalyani areas will be based on the same ceiling costs, as prescribed for Bombay and Calcutta and their industrial area.

**vii)** In cases, where the cost of construction of houses exceeds the prescribe ceiling costs, there is no objection to the utilization o f savings from other houses by state Governments, Statutory Housing Boards, and Municipal Bodies for meeting the excess expenditure, provided the houses involved are of the same type, are built in the same town and the construction there is simultaneously sanctioned as a part of the same project. Such diversions are not permitted in cases which do not satisfy these conditions.

**(B) Special provisions relating to standard rents.**

1. There is no objection to the charging of lower rents.

**ii)** These rents are inclusive of municipal rates and taxes. In case the State Governments succeed in lowering the rates and taxes, the benefit of any such reduction should be passed on to the tenant in the form of lower rants.

**iii)** These rents are exclusive of charges for water and electricity, and for any special services not covered by the normal municipal services.

**iv)** Irrespective of the approved agency involved, the following increase in the rents will be allowed:-

**(a)** Rs. 3.50 p.m. skeletal/ pucca house in Maharashtra & Gujarat States and in Calcutta and its industrial areas.

**(b)** Rs. 4.00 p.m. per dwelling unit corresponding to the ad-hoc increase of Rs. 1100/- and Rs. 1.50 p.m. per dwelling unit corresponding to the adhoc increase of Rs. 4.50 mentioned in item (ii) of special provisions relating to the ceiling costs, expect in cases already covered by (a) above.

**©** Rs. 2.00 p.m. per dwelling unit corresponding to ad hoc increase of Rs. 500/- mentioned in item (iii) under (A)- of special provisions relating to the ceiling costs, expect in cases already covered by (a) above.

**v)** The standard rents in respect of dwelling units constructed in Asansol, Durgapur and Kalyani areas will be the same, as those proscribed for Bombay, Calcutta and their industrial areas.

**vi)** The State Governments have full discretions to fix varying rents above or below the standard rents prescribed for different types of houses built up them, Statutory Housing Boards and Municipal Bodies, keeping in view the demand for those house sand the rent- paying capacity of the slum dwellers. The quantum of capital subsidy payable to the State Governments, will, however, in all cases, be limited to the prescribed percentage of the approved cost of the project. The State Governments should also ensure that the excess rent recovered in respect of curtain type of houses is wholly applied towards reducing the rent for other types of houses.

**© Special provision relating to hostels, dormitories and night shelters:**

**i)** The ceiling costs and standard rents per person, applicable to the construction of hostels and dormitory types of accommodation will be half and two- fifth respectively of these prescribed for corresponding small two roomed houses in the various towns under the Scheme. In addition to the standard rent, a service charges upto a maximum of Rs.3/- per month per person may be levied for water, electricity sanitary facilities etc.

**ii)** The ceiling cost per person applicable to the construction of night shelters will be three twentieth of those prescribed for corresponding small two roomed tenements in the various towns under the scheme. The standard rent to be charged per person per night may be fixed at the discretion of the State Governments, but should not ordinarily exceed Rs. 0.25 including service charges.

**4. Financial assistance:**

**(a)** Central assistance to Sate Governments will be in the shape of loans and subsidies to the following extent:-

**i)** 37 ½% of the approved cost of a project as subsidy, provided that the State Governments concerned contribute 12 ½ % of the approved cost as subsidy form their own resources:

**ii)** 50% of the cost as loan.

The approved cost for the purpose of financial assistance will be the standard cost given in the preceding paragraph or the actual cost, whichever is lower.

**(b)** The Central loan will carry usual rate of interest and will be repayable in 30 annual equated installments. Interest will be payable from the date of advance and repayment will commence from a date two years after the payment of last installment.

**©** The responsibility for repayment of loans rests on the state Governments and Union Territory Administration even though slum- clearance projects may normally executed through Local Bodies or other agencies approved by state Governments.

**5. Limits of assistance:-**

**i) (a)** The income limit for allotment of house under the slum-clearance and Improvement Scheme shall be Rs. 350/- p.m. for all places.

**(b)** The allottees of accommodation under the slum clearance scheme may be allowed to retain the accommodation on crossing the income limit of Rs. 350/- p.m. till their income reaches Rs. 500/- p.m. on payment of additional charges equivalent to 50% of the interest charges on subsidy portion of the expenditure incurred on the construction of the house.

**©**  The allottees of accommodation under the slum clearance scheme may be allowed to retain it even after crossing the income limit of Rs. 500/-p.m. on payment of full economic rent.

**ii) (a)** the additional charges on the Central subsidy recovered from the allottees in terms of the decision in para 1 (b) above; and

**(b)** a part of the economic rent referred to in para 1 (c) above which is equal to interest on the Central Subsidy, should be credited to the Central Government under the Revenue Receipt Head L.II Miscellaneous.

**6. Mode of payment of loan and subsidy:**

**Loan:-**

First installment not exceeding the actual cost of acquisition proceeding are finalised and the amount become payable to owners. The balance will be advanced in one or two installments, related to progress of work. Subsidy:-

**i)** 50% when essential services have been provided;

**ii)** 40% on completion of the project.

**iii)** 10% on receipt of audited accounts of the project.

**7.** **Minimum standards of development for open plots.**

**(a)** Roads should be at least 20’ wide, but the paved area may be 6’ to 8’ wide, there should be at least 5’set- back so that there will be at least 30’ space between the two rows of huts / hutments.

**(b)** Provision for the colony as a whole:-

**i)** adequate water- supply wherever possible through pipes:

**ii)** street lighting.

**iii)** drainage and sewerage.

if electricity is not locally available, other satisfactory arrangements for street lighting must be made; similarly if underground drainage is not possible, other drainage arrangements must be made.

**8. Specifications lay-outs etc.**

**(a)** Where open plots are provided, the plinth should be 9’ to 12’ made up of rammed earth. There should be two small windows for adequate light and ventilation in the hut to be created.

**(b)** Specifications for pucca structures should be such that the estimated life of the tenements will be about 40 years. As specifications will have to depend on climate conditions and building materials locally available, non standard specifications are being laid down. Alternative specifications for each structural component given in Appendix (A).

**©** The choice of building designs is primarily a matter for the agency concerned to decide, subject to the proviso that the minimum standards of accommodation are assured.

**(d)** The lay- outs of re-housing projects should be very carefully prepared and reasonable provision for open spaces should be made. It is desirable that each tenement should ordinarily have a courtyard of between 300 and 400 sq. ft. with either a compound will or a fence so that could be grown. In double- storeyed tenements with flat terraces on top, a stair-case to reach the terrace should be provided so that it may be used in hot weather. In the dry hot regions, tenements should normally be not more than double-storeyed. In the humid hot regions, Multi storeyed construction may be undertaken with adequate cross- ventilation.

**(e) Optimum densities considered desirable are as follows:-**

**i)** Open plots-20-25 plots per gross acre.

**ii)** Single storeyed construction - 20-25 tenements per gross acre.

**iii)** Double- storeyed construction - 30-35 tenements per gross acre.

**iv)** Three storeyed construction - 40-45 tenements per gross acre.

**v)** Four storeyed construction - 50-60 tenements per gross acre.

Even if construction is higher than four- storeyed, the density should not exceed 60 tenements per gross acre.

**NOTE:-** If these densities are adhered to, it should be possible to provide adequate spaces for parks and amenities; the lower figures in each case should be aimed at particularly for higher neighborhoods where community facilities like roads, parks etc., have to be provided within the colony, the higher figures may, however, be adopted for smaller colonies where perimeter roads and some community facilities is proposed to be constructed, a higher density may be permitted if it appears that the residents of the colony have access to community facilities provided by Local Bodies.

**(f)** The specifications, lay-outs and standards of accommodation indicated herein are in the nature of minimum and there is no objection to the adoption of better standards. The financial assistance that may be sanctioned I each case will not, however, exceed that based on the maximum standard costs indicated in paragraph 3 (b), in any circumstances.

**(g)** It has been found that the choice of the specifications and the preparation of lay- outs take a long time to settle by correspondence. It will be better, therefore, if the State Governments/ Local Bodies discuss these problems with the Ministry of Health, family Planning and Urban development, before specifications are finally closed and lay outs are finally settled. Where it is not possible, it is desirable that details relating to specifications, layouts estimates of costs, etc. are prepared by qualified architects, engine of planners.

**9. Allotments.**

The State Governments? Local Bodies will ensure that the plots tenements are allotted only to bonafido and eligible slum-families, and provide adequate safeguard against subletting and transfer of the plots/ tenements to persons for when they are not intended.

**10. Mode of application:**

Requests for financial assistance under the Scheme should be made separately for each independent project and should be accompanied by:-

**i)** The attached questionnaire (Appendix B) duly filled in;

**ii)** Site plans of both existing and additional sites;

**iii)** Lay out plans;

**iv)** Building plans:

**v)** Detailed specifications;

**vi)** Detailed estimated of the cost or-

**(a)** construction and **(b)** development

The requests should be addressed to the Secretary to the Government of India, Ministry of Health, F.P. and U.D., Delhi The local bodies should send up their application through the State Governments concerned.

**11. GENERAL:**

**(a)** It is expected that, as far as possible, powers available to Local Bodies for the declaration of slum-sites as “unfit for human habitation” will also examine the possibility of taking over slum on rental basis, so that the necessity for paying high costs of acquisition is avoided.

**(b)** state Governments should also immediately examine the question of controlling or reducing by law process of land being acquired for public purposes of this kind.

**©** It is understood that the provision of schools, dispensaries and other amenities in these colonies will be made by local authorities themselves in the normal course, if these amenities do not already exist.

**ANNEXURE ‘A’**

**GENERAL SPECIFICATION FOR PUCCA STRUCTURE:**

**1.** **Foundations:** 2’ deep, 1’-6” wide, concrete 6” thick; may be cement concrete with stone ballast 1:5:10 or line concrete with brick ballast, whichever is available in the locality. Deeper and wide foundations will have to be provided for double and multi storeyed buildings or where soil is poor.

**2.** **Masonry in foundation and plinth:**

**(a)** Mixed class brick- work in cement mortar 1:18 or lime mortar 1:3 plinth 9” to 12” above the ground level, thickness 8 ½” and 9”.

**(b)** Random rubble masonry in cement mortar 1:8 or lime mortar 1:3, 12” to 15” thick.

**©** Pre cast cement concrete blocks.

**3. Damp-proof- course:** Cement concrete 1:2 1, 1 thick or rich cement plaster ¾” thick or bit mastic compound.

**4.** **Superstructure:**

**(a)** Mixed class brick- work in mud mortar 9” thick with top and bottom 2couses and jambs in cement or lime mortar.

**(b)** Random rubble masonry in mud mortar 12” to 15” thick with top and bottom 9” depth and jambs in cement or lime mortar.

**©** Cement sand or cement concrete hollow block masonry 8” thick.

**(d)** Precast cement concrete walling in pillar and penal construction with 1½” thick double walls with least 2” hollow between the 2 leaves.

**(e)** Stabilized soil-cement blocks or in situ walls with stabilized earth.

**5**. **Roofing:**

**(a)** R.C.C. slabs 3” to 4” thick according to the span with a suitable waterproofing course.

**(b)** Reinforced brick work roof with a suitable water0- proofing course.

**©** semi-precast roof with precast beams and hollow blocks or bricks between the beams topped with 1” thick in situ compression concrete with proper water-proofing course.

**(d)** Reinforced concrete precast roof in tees, channels or ‘K’ Section with proper water proofing course.

**(e)** Sopped roof with Mangalore tiles or asbestos shoots on sawn scantings; ceiling is desirable for asbestos roof to keep the room cool.

**6.** **Wood work:**

**(a)** Battened and braced doors and windows with local timber painted 2 costs with durable paint.

**(b)** 1½” thick pancelled doors with local timber and 1” thick pan celled windows with local timber.

Minimum size of frame to be 3” x 3” for doors and 3” x 2 ½” for windows G..I. sheet and asbestos sheet panels should be avoided. Hard white- ant resisting wood like Sal may be used for frames while soft woods like Devdar or kail may be used for shutters.

**7**. **Flooring:**

**(a)** 1” thick c.c. 1:2:4 over 3” lime concrete with brick ballast or 1:5:10 c.c. with stone ballast.

**(b)** Stone slab floor with Shahabad. Kotah, Guddapah or any other durable stone slabs laid in lime mortar and painted with cement mortar ever 3” thick stable base.

**(c)** ¾” thick cement plaster 1:3 mortar finished smooth with neat cement over a bed of 4” thick cement concrete 1:5:10 in stone ballast o lime concrete in brick bats.

**8. Finish:**

½” thick 1:6 cement plaster both sides or 1:2 lime plaster inside and cement plaster outside or cement painting to brick stone or hollow block masonry outside and plaster inside. White-washing inside and color washing on the outside.

**9.** **Partition walls;**

**(a)** (Non-load bearing partition walls may have no foundation and may be 3” thick with brick one edge where good bricks are available or 4 ½” thick where bricks are not so good in cement mortar 1:4.

**(b)** Clinker blocks made with burnt coal clinker in the proportion of 1:10:3” to 4” thick.

**©**  3” to 4” thick blocks made with bricks bats or any other light weight aggregate.

**(d)** Hollow cement sand blocks.

**10. Sanitary installations:** Indian type white glazed water closet with 3 gallons C.I. flushing tanks.

11. **Water supply;** One water tap in bathing place with a 4” diameter open drain and gully trap.

12**. Electric connection:** Two electric points, one in the room and the other in the kitchen.

**ANNEXURE ‘B’**

**QUESTIONNATRE:**

**1.** Name (or names) of the State Government/ Local Body (Bodies) undertaking the project.

**2.** Brief particulars and area (s) of the existing Slum (s).

**3.** Brief particulars and area (s) of the sites, if any, selected for re-housing the slum- dwellers.

**4.** Maximum distance of the alternative site (s) from the places of work of the residents.

**5.** Number of slum- families involved:-

**i)** industrial workers eligible for aid under the subsided Industrial Housing Scheme.

**ii)** those of (i) who will prefer to have open plots under this scheme;

**iii)** families (other than industrial workers) with an income:-

**(a)** not exceeding Rs. 175/- 250/- as the case may be:

**(b)** exceeding the above figure.

**6. Number of families which can be re-housed:-**

**(a)** at the existing slum-sites;

**(b)** at alternative sites.

**7. Number of open plots proposed to be provided:-**

**(a)** at a cost not exceeding Rs. 900/- each;

**(b)** at a cost not exceeding Rs. 1250/- each;

**8. Number of tenements proposed to be constructed:-**

**i)** Single- storeyed;

**ii)** Double- storeyed.

**iii)** Multi- storeyed.

**9. Cost per tenement: single-storeyed Double-storeyed Multi-storeyed**

**i)** building;

**ii)** land;

**iii)** development.

**10. (a)** Do the specifications for the tenements conforms with those laid down in the scheme? If not, what are the deviations and the reasons for them? What will be the extra cost/ saving per tenements as a result of these deviations?

**(b)** What is the proposed density of tenements per gross acre in the colony?

**11. (a)**  Is the slum- area **(s)** already acquired?

**(b)** if not, what is present stage of acquisition?

**©**  the area and cost involved?

**12. (a)** Present stage of acquisition of additional area (s), if may, required.

**(b)** the area and cost involved:

**13. Total cost of development of:-**

1. existing slum- areas;
2. alternative sites;

**14. If any part of the existing slum-sites are not to be utilized for re-housing the slum- families:-**

**i)** the area not proposed to be so utilized;

**ii)** the purpose for which it is proposed to be utilized;

**iii)** the approximate income expected out of its sale, etc.

**15. Financial assistance required from the Centre:-**

**i)** Subsidy;

**ii)** Loan.

**16. (a) What is the total slum-population of :-**

**i)** Your State?

**ii)**  the town concerned?

**(b)** How many of these at (ii) are proposed to be benefited under the present clearance/ improvement proposals?

**17.** Do you agree to charge the standard rents prescribed in para 7 of the Scheme?

**18. What stops you have taken to ensure that:-**

**(a)** plots/ tenements to be provided under the Scheme are allotted only to benefice and eligible slum- families?

**(b)** that the families re-housed under the scheme do not sublet or transfer the pilots/ tenements to others?

**19. (a)** In what period is it proposed to complete the project?

**(b)** If the above period exceeds one year, the anticipated amount of expenditure in each year?

**©** How soon after the sanction is accorded can the work be started?

**GOVERNMENT OF INDIA**

**MINISTRY OF WORKS AND HOUSING**

**NO. HIII-7(4) /HI New Delhi dated the 15th Sept. 1962.**

**From**

**Shri V.P. Gulati,**

**Under Secretary to the Govt, of India.**

**To**

All State Governments/ Union Administration.

Sub: slum Clearance/ Improvement Scheme- pattern of fnancing for slum improvement operations.

…………….

**Sir,**

I am directed to refer to Recommendation No. 20 of the Sixth Housing Ministers’ Conference held at Bhubaneswar which inter alia states:

**Recommendation No. 20** **“Scope and financing of slum Improvement**

The Conference is of the opinion that Slum Improvement i.e. improvement in the pucca-built slum dwellings, should be financed by a 37 ½ % subsidy and 37 ½ % loan from the Central Government and a 25% subsidy from the State Govt. Improvements should be carried out, for the time being, in slum on public or requisitioned lands and on lands where the majority of slum- facilities own the dwellings and do not own any other dwelling in any other part of the town. If, however, improvement is carried out in other slums owned by private owners, the State Governments must take effective steps by legislation, if necessary, to ensure that the owners do not thereby increase the rents of the slum-dwellings or drive any other benefit from these improvements.”

**2. The Governments of India have considered the recommendations and have decided as follows:-**

**(a)** Slum Improvement work may be undertaken on the broad basis of the “Outlines of the slum improvement scheme”, attached as Annexure to this letter;

**(b)** Improvement of the environmental conditions, as defined in para1 (iii) of the Annexure, may be financed with subsidies and loans on the same pattern as that prescribed for slum clearance operations if the case of-

**(i)** Slum areas on public or requisitioned lands; and

1. Slum areas where the majority of slum families live in dwellings owned by themselves.

**©** Improvements of pucca built slum dwellings, as defined in para 1 (iv) of the Annexure, on public or requisitioned lands may be financed only be financed only by loans the funds available under the slum Clearance Scheme.

**3.** Improvement of slum dwellings owned by private landlords should be the responsibility of those owners and they may, if necessary, be given loan assistance, by the local bodies with funds made available to them under the Slum Clearance scheme. where the owner of a slum property invest money for its improvement, he may raise the rent of the property, subject to the operation of such rent control laws as may b in force in a State. If the owners fail to carry out the improvements these improvements may be carried out directly by the local bodies and the cost recovered from the owners; where necessary, the properties could be acquired o requisitioned.

**4.** Improvement of environmental conditions should be undertaken in those slums where the State govt. consider that sanitary and other conditions are particularly bad. In view of the limitations of resources, it is considered that ordinarily towns and cities with a populations of 1 lakh or more should receive priority. The cooperation of voluntary organization and social workers should be fully ensiled in carrying out the programme of slum improvement.

**5.** The State Governments may now formulate specific slum improvement projects in accordance with the broad outlines contained in the Annexure to this letter and sanction them under the powers already delegated to them in this Ministry’s letter No- HII-20 (92)/ 57 dated 3rd September, 1958. The State Governments are, however, requested to send copies of their sanction letters together with the prescribed documents( including plans, specifications, estimates, questionnaire etc.) to this Ministry as soon as they have sanctioned the projects.

**Yours faithfully,**

**Sd/- V.P. Gulati**

**Under Secretary to the Govt. of India**

**Copy forwarded to:**

**P.S. to H.M. /PS to D.M. (R) / PS to D.M. (N)/**

**P.S. to Secretary / JS (R) / HC**

**Sd/- -V.P. Gulati**

**Under Secretary to the Govt. of India**

**ANNXURE C:**

**OUTLINES OF SLUM IMPROVEMENT SCHEME:**

**For the purpose of the Slum Improvement Schemes, the following definitions will apply:-**

**i)** A slum area means any area where dwellings predominate which by reason of dilapidation, overcrowding, faulty arrangement or design of buildings, narrowness of faulty arrangement or streets, lack of ventilation, light or sanitation facilities, inadequacy of open spaces and community facilities, or any combination of these factors, are detrimental to safety, health or morals. Any slum area selected for improvement under the Scheme should have at least 2/3 rd of the slum facilities in the poor and low income groups with an income of loss than Rs. 250/- per month. Also, three should be no likelihood of any slum clearance or redevelopment programme being taken up in that area for a period of at least 15 years in case of pucca built slums and 10 years for hutment type slums, so that adequate benefit is secured from the money spent on improvement.

**ii)** Slum improvement means the improvement of environmental condition in the slum area and the improvement of pucca built slum dwellings, so as to make them habitable for at least 15 years.

**iii)** Improvement of environmental conditions may consist of the following items within (and not outside) the slum area taken up for improvement.

**(a)** Laying of water mains, sewers and storm water drains.

**(b)** Provision of community baths, latrines and water taps.

**©** Widening and paving of existing roads and lanes and constructing new roads and lanes.

**(d)** Providing street lighting.

**(e)** Cutting, filling, leveling and landscaping the area, including horticultural operations.

**(f)** Partial development of the slum area with a view to provide land for unremunerative purpose such as parks, playgrounds, welfare and community centres, police stations, fire stations and schools, hospitals dispensaries etc. run on a no-profit basis.

**iv)** Improvement of pucca built slum dwellings may consist of the following items of improvements and/ or conversions:-

**(a)** Providing W.C.s bath rooms, and water taps inside of near the dwellings.

**(b)** Electrification of the dwellings and the premises.

**©** Conversion of the Privy to the water borne system and connecting to main drainage.

**(d)** Providing smokeless chullahs and nahani sinks in kitchen.

**(e)** Enlarging the sizes of the room or the dwellings to adequate standards.

**(f)** Increasing the area of windows to provide adequate light and ventilation.

**(g)** Providing adequate open spaces for the lighting and ventilation of rooms and the opening up of showks.

**(h)** Paving of court- yards and drainage of the premises.

**(i)** Works carried out for removing fundamental defects in planning, such as inadequate ceiling height for rooms narrow and steep staircases etc.

**(j)** Works carried out for removing fundamental defects in the structure, such as dampness, dilapidation etc.

**2.** Improvement of environmental conditions in the slum area should generally cost not more than Rs. 8,000 per acre In the case of pucca built slums and Rs. 4,000 per acre in case of hutment type slums. the improvement of pucca built slum dwelling should ordinarily cost not more than Rs. 1,000 per dwelling unit, which after improvement, should more o less conform to the minimum standards laid down in the Slum Clearance scheme in respect o accommodation and amenities, and remain fit for habitation for a period of at least 15 years. These figures are meant only for the guldens of State Governments, They may adopt, if necessary different figures to suit local needs and conditions. They should however ensure that the expenditure in the case of hutment type slums is restricted to the barest minimum, as such areas would have to be redeveloped on proper lines in course of time.

**3.** In areas where improvements to pucca built slum dwellings are carried out, the local bodies should simultaneously carry out improvements in environmental conditions. Local bodies should also institute proggrammes of a social uplift in the slum areas where improvement has been effected, in order to ensure that the service and facilities provided are maintained properly and the areas do not degenerate into slums conditions again. Further more, where the prevailing densities are very high (exceeding 40-80 dwelling units per acre in case of pucca built slums depending on whether the structures are generally single-storeyed, double- storeyed or multi storeyed and 50 huts per acre in case of hutment type slums), the local bodies should make efforts to lower the density by exercising control in future development and by providing open spaces through the demolition of structure which from time to time, get dilapidated and unfit for human habitation. In any case, after the area is selected for slum improvement, the local bodies should ensure that no unauthorised structure is put up in that area.

**A P P E N D I X N O :3**

**CONCLUSIONS AND RECOMMENDATIONS OF THE SEMINAR**

**1.** The Seminar addressed itself to four basis issues namely, the major and major and minor role of Walled City, social interaction and affinities, ways and means to contain the problem and if decantation of people and trade is to be carried out then where and how?

**2.** Shahjahanabad is vitally connected with rest of Delhi and therefore, the study of its problems and their solutions cannot be taken in isolation from rest of urban Delhi. The solutions to city problem are closely related to improving and providing urban systems and urban supports that would be required.

**3.** In the overall approach to redevelopment of the city, pulling it down would be wrong, at the same time to leave it when development in occurring, all around, is to give it the death sentences. What is needed is that the city has to be put right.

**4.** The present role of the city as a commercial centre and a wholesale trading centre for the entire North- west India, should be continued and planned for.

**5. In the process of re-planning and redevelopment of the following should be done:-**

**(a)** Obnoxious and Hazardous trade and industry, godowns and transport companies from the city, which are eating into the vitals of the city should be shifted out.

**(b)** Creating of open spaces and playfields for active recreation and restoring cultural and social activities in the city should be undertaken.

**©**  The civic centre, proposed in the Delhi Master Plan, in the Mata Sundari area should be built.

**(d)** A progressive amelioration of the life of the people should be achieved in the process of renewal/ regeneration of the city.

**(e)** Existing educational complexes, social institutions and cultural ties should be promoted and new ones fostered.

**6.** It was felt that complex problems facing Shahjahanbad need a different kind of approach in regard to its redevelopment and future orientation. While detailed studies would require to be undertaken o decided the areas where certain activities and trades could be relocated or shifted out, such proposals as reclamation of a part of Yamuna River bed and use of the air rifts over the railway tracks connected with the mineral sidings and opening of railway stations on both sides should be examined in detail.

**7.** The Seminar was of the view that the problems of Shahjahanabad arose from the fact that it was deficient in community facilities, commensurate to the population in the areas. Congestion of people and of different kinds of vehicles had created various problems in the city. In order to alleviate these ills. it was necessary to create land. The seminar suggested the following actions for the creation of land:-

**(1)** Removal of noxious and hazardous industries:

**(2)** Removal of dairies and incompatible uses, keeping in the mind the inter-

**(3)** Removal of dairies and incompatible population;

**(4)** Removal of godowns and warehouses;

**(5)** Removal of selected identified wholesale traders; and

**(6)** Removal of railway yards and godowns;

**8.** Many portions of Shahjahanabad could be pedestrianised and made completely free of vehicular traffic so as to restore the human scale and convenient living.

**9.** In order to achieve the removal of above mentioned functions as well as to relocate some of the population from Shahjahanabad, it was suggested that areas on the periphery of Shahjahanabad, such as Minto Road, Civil Lines and Trans- Yamuna areas should be utilized.

**10.** In particular, the entire areas not built upon between the Walled City and new Delhi (namely south of Ramlila Ground up to the Railway line) should be reserved for being developed as an integral part of the Walled City with which it should be linked appropriately and placed the same agency as would undertake replanning and redevelopment of Shahjanabad.

**11.** The Red Fort must be used as a cultural centre and the Army should be shifted out of the Walled City. Thereafter the Walled City should be opened to the river Yamuna and the Fort walls must be resorted to their original state as far as possible.

**12.** Immediate attention must be paid by the Authorities concerned so that situation is not allowed to drift and deteriorate and further. It is necessary to contain the problem as it is today and to see that unauthorized, unlicensed factories and trades do not go on multiplying any further. Short term measures are essential to ameliorate conditions, before long term measures are framed.

**13.** The Rent control Act which is to day inhibiting betterment of the properties and tending to cause them to deteriorate further, loading to worsening of the living conditions should be given a new social orientation which will enable the present people to stay there, yet allow the area to be improved to house more people and in well ventilated and sanitary condition.

**14.** For financing of the project, a separate Revolving fund may be constituted, from the existing resources and the resources that would be created from the land itself.

**15.** A separate authority for replanning and redevelopment of Shahjahanbad should beset up and this authority should function within the overall developmental frame for Delhi.

**16.** The most important thing in the present context is to initiate the much needed process of renewal and redevelopment. Till such time a decision is take on the form and pattern of an authority to undertake such task and as a first step it is essential to have a task Force set up to identify the more pressing problems and to advise the authorities on the appropriate action to be taken without further delay.

**17.** The problem of redevelopment and replanning of Shahjanabad should be seen from human and socio logical perspective; ultimately, all improvement are meant for the people and their active participation is absolutely essential in any programme to ensure for improving the living conditions.

**18.** Lastly, and most important of all, the Seminar streesde the importance and the need for a Non- Political Consensus and acceptance by all of the suggested programme for the improvement of Shahjahanabad.

**19.** For the success of the programme of replanning and redevelopment of Shahajahanabad, the Seminar stressed that the involvement and acceptance by the people of Walled City of the suggested programme was of imperative importance.

**A P P E N D I X N O :4**

**AREAS DECLARED SLUM UNDER SECTION 3**

**NEW DELHI, 10TH APRIL,1957**

S.R.O. 1252- whereas I G. Mukharji, Secretary, Delhi Development (Provisional) Authority and Competent Authority under slum Areas (Improvement and Clearance) Act, 1956, am satisfied that the buildings in the areas mentioned in the Schedule below are unfit for human habitation or are deter mental to safety, health or morals. Now, therefore, I, under the powers vested in no under Section 3 of the said Act declare the areas mentioned in the Schedule below to be Slum Areas.

**SCHEDULE**

Areas within the limits of the Delhi Municipal Committee.

**(a)** Wards Nos. I to VI

**(b)** Wards No. VII to X, excluding the areas described below:

**(i)** G.B. RRoad North- Road from khari Baoli to Kutab Road: West- Boundaries of the Arabic Collages & Railways South- Ajmeri Gate: East- Gali Ghosian and a street in its countiunuation.

**(ii)** Delhi- Ajmeri Gate Scheme between Asaf Ali Road and zer-e-Road:

North- Zer-e-fasil Road; West- Road to Ajmeri Gate; South- Asaf Ali Road; East- Rd. along the Delhi gate.

**©** **Wards No. XI, excluding the area described below:-**

Darya Ganj:

North- Mosque; West-Faiz Bazaar Road; South- Delhi gate and City hall; East- Girls Primary School Delhi MEDICAL Association, Boys Scouts Head Quarters, Bungalow of Miss Mitra, other private lands.

**(d)** Ward No. XII, excluding the areas described below but including Chandrawal village, Sarai Danishnand khan and Kolhapur House:

**(i)** **Shakti Nagar:**

G.T. Road North West-Najafgarh Drain; West-Rly, Boundary; South West-Roshanara Garden and Roshanara Road; North East-G.T. Road.

**(ii)** **Roop Nagar:**

North East-University quarters; southeast-80-0 Circular Road; South west-G.T. Road; North West-Najafgarh Drain.

**(iii)** **Jawahar Nagar:**

east-Malka Ganj Road: West-60-0 wide Mandila Road; South-old abadi of Chandrrawal part of 60 wide Road and part of 40 Road; North-University Enclave.

**(e)** Ward No. XIII, excluding the following area:

**Deputy Ganj**

**North-** Private Building and 30 wide Road and an exit- leading to Bahadpur Garh Road: South-30 wide Road East- Private buildings and 30 wide Road.

**(f)** Ward No. XIV, excluding the areas described below:

**(i)** West of Mundewalan Road Scheme:

North- Building of Shri Noor Mohammad; West-Basti Harphool Singh plots; East- Mundewalan Road;

South- Police Station.

**(ii)** **East of Mundhewalan road Scheme:**

North- 20 wide Road; West- Mundhewalan Road; South-Idgah Road; East- Line of pucca Houses

**(g) (iii)** **Basti Harphool Singh:**

**North-** Nala Road; South- Sadar Bazaar Police Station and Delhi Improvement Trust land: **East-** Mundhewalan Road;

**West**- Masjid Nawabali Roador Basti Qasabpura.

**(g)** **Ward No. XV< excluding the areas described below:**

Basti Arakashan Scheme:

North- ram Nagar Scheme:;; west- Grave Yard Arya Nagar and original Road paharganj Scheme; South- original Road; East-Qutab Road.

**(ii)** **Ram Nagar**

South east-Basti Arakashan Road; Southh west- IceFactory, private buildings, and part of grave yard;

North East-Qutab Road; North WEST\_\_ Part of Qabristan.

**(iii)** **Aram Nagar**

North East- Qutab Road; South East-Office of the Hindustan Standard; North West- Bhatti of lime of graveyard;

South West-Graveyard.

**(iv)** **Anand Bazaar Patrika Office**

North West- Aram Nagar; North East- Qutab Road; south East- Private Buildings; South West- Graveyard.

**(h)** (Ward No. XVI excluding blocks, 8A, 7A, 6A, 11A, 14A, 13A, 16A, 15A, 12A, 12A, 4, 12, 5, 13, 17A, 6, 8C, 8,16,17,18,62,53, 52, 59, 60,61, 188, 29B, 22B, 24B, 17B, 16B, 13B, 12B, 11B, 27B, 25B, 23B, 21B, 189B, 1C, 51, 2c, 3c, 4c, 5c, 6c, and 66 of the Western Extension Scheme of the Delhi Improvement Trust and pusa Road Building Plots 1to 47)

**Note:** Clause (H) was substituted first in 1959 and then in 1960 by notifications which are reproduced below:

**(a)** East Patel Nagar

**(b)** West Patel Nagar.

**©**  South Patel Nagar.

**(j)** Wards No. XVIII and XIX:

**(k)** Ward No. XX excluding the following Aras:-

**Industrial Area Scheme.**

**North West-** Najafgarh Road, North east- New Rohtak Road; South East- railway Boundary; West- Kirti Nagar, DLF Industrial Area, Moti Nagar.

**Areas within the limits of the Civil Station Notified Area Committee.**

**(1)** Grave Yard- Malkaji (excluding Rehabilitation Colony).

**North-** Roshanara Road; South- Narbada Coid Storage and Frruit& vegetable market; **East-** Ridge (reserved forest);

**West-** Malkaji Road.

**(m)** Boulevard Road;

**North-** Ridge; South- Boulvard Road; East- Road leading to No. 17, Boulevard road, Butler Memorial Girls School and the Ridge; West-Eastern boundary of Ashoka Market and the Ridge.

**(n)** Outside Mori Gate;

**North-** Circular; south- City wall; east-Mori Gate Rad; west- Circular road.

**DELHI DEVELOPMENT AUTHORITY**

**New Delhi, 24th February, 1959**

S.O. 368 I.G. Mukharji, Competent Authority, in exercise of the powers conferred upon me under section 3 of the Slum Areas ( Improvement and Clearance) Act, 1956, hereby direct that in Notification No. S.R. O. 1252 dt. 13th April, 1957 published in the Gazette of India dated 20th April, 1957, the following shall be substituted for the clause (H) of the Schedule to the Notification referred above.

**(H) Ward No. XVI, excluding blocks:-**

**(1)** 8A, 7A, 6A, 9A, 11A, 13A, 14A, !6, 16A, 12A, 4, 12, 5, 13, 17A, 6, 8c, 16, 17, 18, 62, 53, 52, 69, 60, 61, 18B, 20B, 22B, 24B, 26B, 17B, 16B, 13B, 12B, 11B, 27B, 25B, 23B, 21B, 1c, 51, 2c, 3c, 51, 2c, 3c, 5c, 4c, 65 & 66 of the Western Extension Scheme of the erstwhile Delhi Improvement Trust and Pusa Road Building Plots No.1 to 47.

**(2)** 29, 50, 15/T, 14/S, Naiwala Estate.

**(3)** 44/Q, 38p, 22/0 In Boadonpura Estate

**(4)** R, 32/L,21K, 11/J, 3/1, 42/S, 31/H, 200,10/F, 2E, 41/T, 30C,19/C,9/B and 1 I Rehgarpura Estate.

**(5)** 5B, 4B, 3B, 2B, 1B, 10B, 9B, 8B, 7B, 6B, 14B, 13B, 12B, in Dev Nagar.

**No. Sc/1(10) 57**

**G. Mukharji**

**Competent Authority & Vice- Chairmen**

**NOTIFICATION OF STATUTORY LOCAL BODIES**

**MUNICIPAL CORPORATION OF DELHI**

**Delhi, the 30th June, 1960**

No. S.O. 6 (Gen) 60-9, I.R. Bhardwaj, Competent Authority and Commissioner, M.C.D. in exercise of the pwers .conferred upon me under section 3 of the slum Areas (Improvement & Clearance) Act 1956 hereby direct that in notification No. S.R. O. 1252 dated 10th April, 1957 as amended by Notification No. 368 dated 24-2-1959 published in the Gazette of India 24-2-1959 and further amended by notification No. S.O. 6 (Gen) 60 dt, 26-5-1960, the following shall be substituted for clause (H) ward No.XVI excluding Blocks.

**1.** 5A, 7A, 6A, 9, 11A, 13A, 14A, 16A, 15A, 12A, 4, 12, (5), 13,17,6,8c, 8,16,17,62,53,52,59,60,61,18B, 20B, 22B, 24B, 17B, 16B, 14B, 11B, 26B, 25B, 23B, 21B, 19B, 1c, 51, 2c, 3c, 5c, 4c, 65 and 66 of the Western Extension Scheme of the erstwhile Delhi Improvement Trust and Pussa Road Building plots No.1 to 47.

**2.** 29, 50, 51/T, 14/S in Naiwala Estate.

**3.** 44/Q, 33P, 22/0 in Beadonpura Estate

**4.** R, 32/L,21/K, 11/J, 3/1, 42/S, 31/H, 20/G, 10/F, 2/E, 15/T, 30/D, 19/c, 6/B and in Rehgarpura Estate.

**5.** 5B, 4B, 3B, 2/B, 1/B, 10/B, ,9/B,8/ B,7/B,6/B,15/A,13/B,12/B and 11/B in Dev Nagar

**(R. Bhardwaj)**

**Competent Authority & Commissioner**

**S**

**E**

**A**

**L**

**List of Areas Declared as Slum areas by Subsequent Notification.**

|  |
| --- |
| **SL. NO. Particular of area Date of Effect Notification No.**  **& date** |

Area known as Kotla Mubarakpur bounded as below, but 26.12.57 1 (10) 57SC,

excluding DLF’s, New Delhi Southern Extension part 1(2) 26.12.57.

Trilokri and Mubarrakpur Kotla House Bldg. Co- operative Society.

North: ……….. New Delhi Municipal Boundary

West ………. New Delhi Municipal Boundary

East ……….. New Delhi Municipal Boundary

South ……….. New Delhi Municipal Boundary

Ring Road.

Area known as Harijan Basti on Ridge Road, behind Balmiki temple 26, 12, 57 and Reading Road Police Station, New Delhi, bounded as below:-

East : .. Strom water drain.

West: .. Reserved forest.

North: .. Bhuli Bhatiari road.

south: .. Storm water drain and reserved forest.

List of areas declared as Slum Areas after the transfer of slum work from Delhi Development Authority to the Delhi Municipal Corporation on 1.1.1960

Masjid Prem Nagar near Birla Mill, Subzimandi, In the year1960 200/S.O dated

Delhi, ward No. XII. the 18.7.60

Allah Masjid, near Roshanara Road, Subzimandi, in the year 1960 201/ S.O. dated Delhi Ward No. XII. the 18.7.60

Pilanji Village along Khushak Nala opposite ‘Z’ 28.6.61 Alltt/ 60Corp. S.O.

Block of Main Vinay Nagar New Delhi, dated 28.06.61

bounded by as below:

East Khushak Nala, ‘Z’ Block

West Main Vinay Nagar

North Road leading to Sarojini Nagar from Qutab.

South Branch of Nala.

Dhram Pura Lodge and Fasil Building, near 30.6.61 S.O. 2(43) 61 Dated Subzimandi Ward XII- bounded as under

30.6.61

North-West Singh Sabha Road

East- South Roshanara Rd. loading to Clock Tower.

East G.T. Road

South Roshanara Road.

Gur- ki- Mandi and Rajpura Village 22.9.62 Allt/ 43/S.O. dated

Near subzimandi bounded as under:- 22.07.62

East Rehabilitation Quarters and Ganda nala

West Kacha road (Rasta)

North Rehabilitation Quarters

South G.T. Road

Basti- Jamil- Shahdara Delhi Area 3.1.1962 S.O. 2(59) 61-62 dated

bounded as below:- 3.1.1962

East Huts Mulakh raj & Kuldip Raj

West Nazul land and other land

South Nazul Land & Pond.

North Grand Trunk Road.

West Rohtash Nagar area, No. 724-25 and land behind 22.9.62 S.G. 2 (19) 62-63

Rehman Building Shahdara Delhi bounded as under:- dt. 22.9.62

East Municipal Corporation Quarters.

West Radhu Cenema.

North H. No. 1553 to 1557 & 1553/4.

South Municipal Corporation Quarters and G.T. Road.

Sudama Puri, Najafgarh road area 30.5.63 S.O. 2 (45) 62-63

bonded as under:- Dated 30.5.63

North- East Moti Nagar Colony

East- south Natraj Cinema.

South- west Gupta Land

North- west Nala.

South Gandhi nagar, Shahdara Delhi, area 5.6.1963 S.0.2(61) 63-64

Dated 5.6.63

North Up to Gandhi Main Road

South Subash Road up to the property (B.W.N.C.)

Stall 355/30, 355/29, 355/28 up to 257/4

then turns along property No. 195/5, 195/2

199/10.

East Up to property Nos. 488/21-A 488/21 to

487/11, 487/5, 487/7.

West Field up to the property Nos. 22/`11

and 195/5, 195/2, 199/10.

Gandhi Building karol Bagh in Ward No. XVI, 23.7.64 S.O. 2(83) 64-65

area bounded as under: dated 23.7.64

North Road 20 wide.

South Desh Bandhu Gupta Road

East House No. 7326

West Road No.2.

**List of Areas Excluded from slum Areas**

**GOVERNMENT OF INDIA**

**Delhi Gazette**

**Delhi Administration**

**Published by Authority**

**No. 10 Delhi, Thursday, March 7, 1963 Phalguna 16, 1884**

**P A R T** - **IV**

Notification of Departments of the Delhi Administration other than notifications included in Part I.

**Municipal Corporation of Delhi**

**Delhi, the 19th February, 1963.**

No.S.0.2. (39) 62-63. in the exercise of the Powers of “Competent Authority” delegated to me vide Notification No.F.114/S0 dated 5th July, 1961, published in the Gazette of India on 15th July, 1961, I.J.A. Dave, Deputy Commissioner (S) Municipal Corporation of Delhi, in exercise of the powers conferred upon me under section 3 of the slum Areas (Improvement & Clearance) Act,1956 (96 to 1956) hereby direct that in Notification No. S.R.O. 1252 dated 10th April, 1957, the following sub-clause shall be added in the Schedule appended the aforesaid notification beneath clause (f) relating to the areas excluded:-

**(iv) Model Basti**

**North:** East Park Road

**South:** Jhabhu Mal Colony, Grave yard.

**East:** 60’ wide Road leading from Filmistan to Jhabhu Mal Colony.

**West:** Shidipura, House No. 8796, 8805, 8699, 8605, 8606, 8607, 8608, 8609.

**J.A. Dave**

**Deputy Commissioner (S)**

**Municipal Corporation of Delhi**