

CHAPTER 14

HOUSING & URBAN DEVELOPMENT

Government of Delhi has a vision to make Delhi sustainable, inclusive and equal for all with a quality of life that is ecologically and culturally sustainable and accessible. The focus is on up-gradation of slums, provision of all basic amenities and universal access to adequate water, sanitation, health and decent housing. These are the essential constituents of good and healthy living for the citizen.

2. Affordable housing for poor and middle income class is a very big problem in Delhi. Housing shortage along with poor living conditions of homeless, large number of slums comprising of Jhuggi Jhopri settlements, unauthorised colonies, continuous migration to the city etc. make the people to live in poor conditions without or with less access to basic services and with insufficient housing in Delhi.
3. Delhi's housing market is complex where land, the basic input to housing is under the control of Central Government and has the responsibility of acquiring and developing lands through Delhi Development Authority and Co-operative Housing Society. There is wide gap in the supply and demand for housing which is largely met by the unregulated private sector. The housing scenario in Delhi is manifested through the features like substantial housing shortage, large number of household without access to any shelter or shelter with insufficient basic services, huge slum population, large proportion of household living in one room housing units etc.
4. In recent years, the thrust of the Government has remained focussed to largely improve the basic services in un-served and under-served areas of Delhi. Huge public investment has been made in unauthorised colonies in a most transparent and efficient manner to continuously improve the living conditions of people by development of roads, drainage and sanitation services. The *In-situ slum rehabilitation housing projects* are intended to provide "pucca" houses to people living in slums under the "*Jahan Jhuggi Wahin Makan*" scheme. The JnNURM housing projects under construction by DSIIDC and DUSIB for Economically Weaker Section are expected to improve the housing stock of around 52000 dwelling units.
5. Government of Delhi has constituted Real Estate (Regulation and Development) Act, 2016 as per the Real Estate (Regulation and Development) Act – 2016 of GOI implemented with effect from 1st May, 2017.

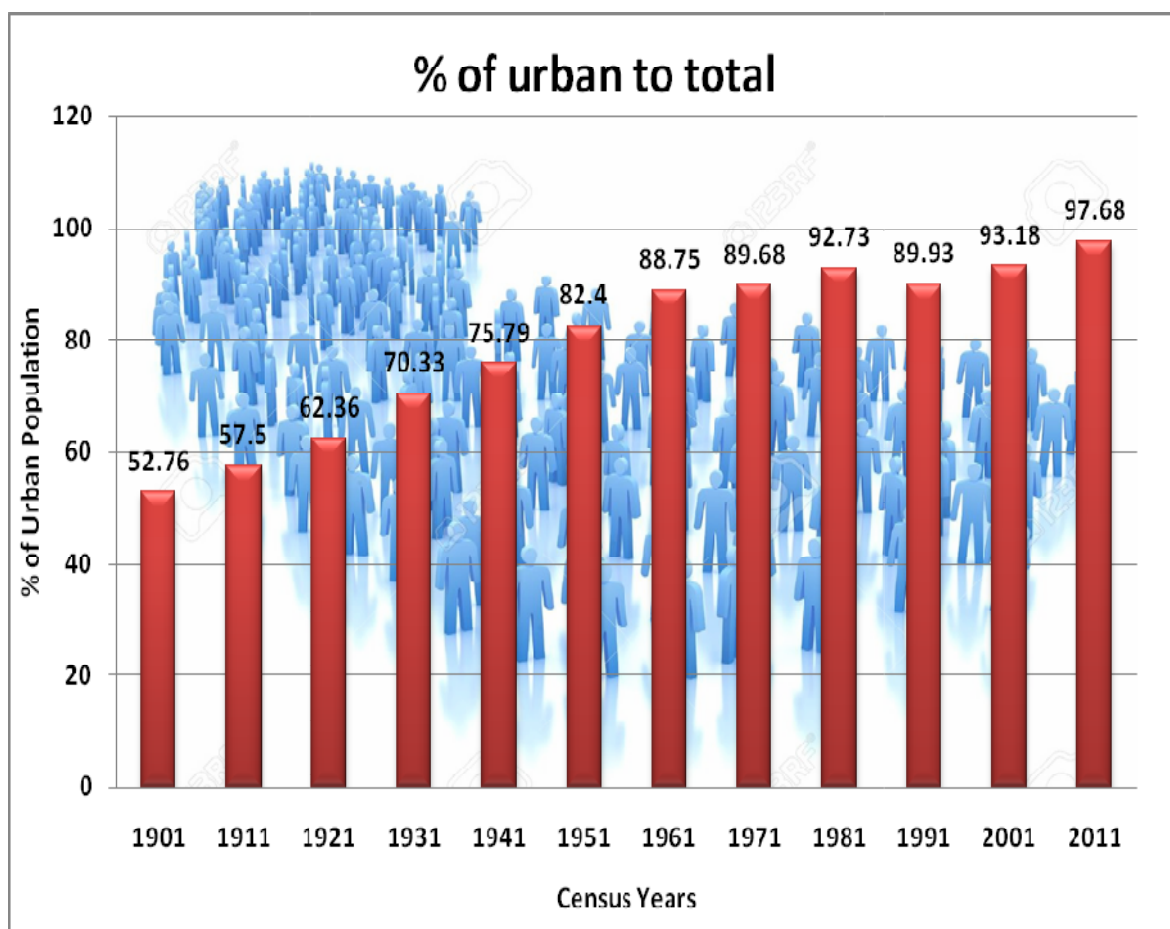
Under this Act, it is to ensure regulation and promotion of real estate sector: sale of plot, apartment or building etc and to protect the interest of consumers. Under the Act, the Real Estate Appellate Tribunal is to be set up to hear appeals from the decisions, directions or orders of the Authority. This Act is a step towards developing the real estate sector infusing transparency, citizen centricity, accountability and financial discipline.

6. Housing and Urban Development are the priority sectors in the development planning process of Delhi. DDA is the sole agency responsible for land, land development and public housing in Delhi. Growth of slums, unauthorized colonies and encroachments remain permanent challenges as rate of construction is inadequate compared to growing demand for housing.
7. Delhi has the highest population density 11,320 persons per sq km. in 2011 at despite a decline in the decadal growth rate from 47.02 % during 1991-2001 to 21.20 % during 2001-2011. The city of Delhi is overwhelmingly urban; with 75 % of its total area (1483 sq km) falling in urban jurisdiction and the population density in urban area is as high as 14698 persons per sq km as per 2011 Census. 16.37 million Population i.e. 98 % of total population (16.79 million) of Delhi is residing in urban areas. Highly urban character of Delhi exerts tremendous pressure on public delivery of services / civic infrastructure systems like water supply, sewerage and drainage, solid waste management, affordable housing, health and educational facilities etc. and poses a great challenge for the city government.
8. About one-third of Delhi lives in sub-standard housing, which includes 675 slum and JJ Clusters, 1797 unauthorized colonies, old dilapidated areas and 362 villages. These areas often lack safe, adequate housing and basic services. According to the projections, Delhi needs 24 lakh new housing units by the year 2021 (MPD-2021). Of these, 54% are required for the EWS and LIG. About 42% housing units, i.e. about 10 lakh are to be provided by densification and redevelopment of existing residential areas, covering in-situ slum rehabilitation, infill development, regularization and redevelopment of unauthorized colonies and by densification and up-gradation of old residential areas.
9. Urban basic services are the lifeline of urban living. These essentially include potable water for all and always, affordable 24X7 electricity, sewerage, sanitation and toilets, especially in the localities of the poor, i.e. slums, villages, unauthorized colonies, resettlement colonies etc. The poor need municipal services and waste management to keep the city clean and hygienic. This needs a review of the practices of solid waste management, sweeping and regular maintenance of public spaces, parks and roads.

Wastewater and storm water can be the assets by adopting strategy of recycling rainwater harvesting and by innovative ways of drainage, irrigation and urban farming.

10. High growth of urbanization and the trend of growth of urban population in Delhi during last 12 Census are depicted in the Chart 14.1

Chart 14.1
URBANIZATION TREND OF DELHI DURING 1901-2011



11 Housing Conditions in Delhi

- 11.1 Despite the challenges of population growth, migration and land availability, housing stock has increased in Delhi over a period of time. Housing status as per 2011 Census is as under:

Statement 14.1

No.	House-list Item	Absolute number			Percentage		
		Total	Rural	Urban	Total	Rural	Urban
A Number of Census Houses							
1	Total number of census houses	46,05,555	1,24,422	44,81,133	100.0	100.0	100.0
2	Total no of vacant census house	5,12,691	22,556	4,90,135	11.1	18.1	10.9
3	Total no of occupied census house	40,92,864	1,01,866	39,90,998	88.9	81.9	89.1
B Number of occupied Census Houses							
1	Total number of occupied census houses	40,92,864	1,01,866	39,90,998	100.0	100.0	100.0
2	Occupied Census Houses used as Residence	31,76,329	75,234	31,01,095	77.6	73.8	77.7
3	Residence -cum- other use	1,37,575	3,458	1,34,117	3.4	3.4	3.4
4	Shop/ Office	3,77,299	3,022	3,74,277	9.2	3.0	9.4
5	School/ College etc.	9,709	279	9,430	0.2	0.3	0.2
6	Hotel/ Lodge/ Guest house etc.	7,754	60	7,694	0.2	0.1	0.2
7	Hospital/ Dispensary etc.	7,853	113	7,740	0.2	0.1	0.2
8	Factory/ Workshop/ Workshed etc.	90,945	829	90,116	2.2	0.8	2.2
9	Place of worship	8,668	354	8,314	0.2	0.3	0.2
10	Other non-residential use	2,37,244	17,713	2,19,531	5.8	17.4	5.5
11	No. of occupied locked census houses	39,488	804	38,684	1.0	0.8	1.0

Source: Census of India 2011.

- 11.2 As per 2011 Census, out of 46.1 lakh houses in Delhi, only 40.9 lakh were occupied, 77.6% were being used for residential purposes. As regards the other uses 9.2% of these housing units were being used for shops / offices, and 5.8% for entirely for non-residential purposes. The quality of housing in Delhi has improved over the last decades with the share of “good” houses having increased from 58% in 2001 to 66% in 2011. Nearly one – third of the houses need minor repairs and only 3% are in dilapidated condition and require major repair.
- 11.3 The housing stock in Delhi has increased over the years but gap in housing supply is still large. In simple measurement, this gap is measured by the difference between number of households and number of residential units.

Statement 14.2 shows the gap in comparison to national situation gathered from census reports. The housing shortage in Delhi declined through 2001-2011 but the decline was slow. However, this definition does not account for housing conditions and congestion. The trend of residential houses and households in Delhi and India during 1991, 2001 and 2011 is presented in Statement 14.2.

Statement 14.2

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

S. No	Years	Households (Lakh)	Residential Houses (Lakh)	Difference of Households & Residential Houses (Lakh)
1.	1991			
	a. Delhi	18.62	17.14	1.48
	b. India	1520.10	1470.10	50.00
2.	2001			
	a. Delhi	25.54	23.17	2.37
	b. India	1919.64	1792.76	126.88
3.	2011			
	a. Delhi	33.41	31.76	1.65
	b. India	2466.93	2360.52	106.41

Source: Tables on Households and Amenities, Census of India, 1991, 2001 & 2011

- 11.4 As per the census 2011, the distribution of households by type of structure of houses in Delhi is "Good" to the extent of 60.19%, 36.19% is "Satisfactory", and the rest 3.62% is rated as "Bad". The survey revealed the structure-wise composition of houses as 99.10% of the total households are pucca houses, 0.68% semi-pucca houses and 0.22% kutcha type of houses.

Statement 14.3

CONDITION OF CENSUS HOUSES

Item No.	House-list Item	Absolute number			Percentage		
		Total	Rural	Urban	Total	Rural	Urban
1	Total house	33,13,904	78,692	32,35,212	100.0	100.0	100.0
2	Good	21,81,500	43,489	21,38,011	65.8	55.3	66.1
3	Liveable	10,39,572	32,234	10,07,338	31.4	40.9	31.1
4	Dilapidated	92,832	2,969	89,863	2.8	3.8	2.8

Source: Census of India 2011

- 11.5 **Housing Congestion:** More than 60% of the households occupy one-room and two-room dwelling units in Delhi. The UN describes average household size at 2.5 per room, to be above the congestion level. With average household size of 5, housing congestion is a matter of concern (Table 14.4).
- 11.6 **Ownership of houses** is very high in Delhi with about 68% households having their own houses, as per 2011 census. A district-wise distribution shows that proportion of owned houses is much higher in all districts except New Delhi, where a majority of the government quarters and diplomatic enclaves are located. Migrants generally live in rented accommodations, at least initially before they stabilize in the city. The increase in ownership of houses refers to the growing stabilisation process in the city.

Statement 14.4

Districts	Ownership status		
	Owned – households	Rented - households	Other - households
NCT of Delhi	68.2	28.2	3.6
North-West	72.5	24.1	3.4
North	69.2	26.4	4.3
North-East	75.3	23.3	1.4
East	68.3	28.6	3.1
New Delhi	13.0	56.6	30.4
Central	70.7	24.7	4.6
West	73.1	23.4	3.5
South-West	58.1	38.0	3.8
South	63.5	32.8	3.7

Source: Census of India 2011

- 11.7 Statement 14.5 provides results relating to the type of the structure and some perceptions about the condition of the structure of the households separately for each type of structure. The survey revealed that in rural areas of Delhi 99.18% of the total households were residing in pucca houses, 0.01% in semi-pucca houses and 0.81% in kutcha type of houses.

Statement 14.5

HOUSEHOLDS BY TYPE OF STRUCTURE OF HOUSES:

S. No	Type of Structure	Condition of Structure			
		Good	Satisfactory	Bad	Total
1	Pucca	2374529	1403898	134292	3912719
	Percent	99.91	98.25	94.03	99.10
2	Semi Pucca	2051	21214	3592	26857
	Percent	0.09	1.48	2.51	0.68
3	All Kutcha	0	3837	4941	8778
	Percent	0	0.16	0.21	0.22
	Total	2376580	1428949	142825	3948359
	Percent	(60.19)	(36.19)	(3.62)	

Source: - Housing Conditions in Delhi, NSS 69th Round July 2012-Dec. 2012, DES, Government of NCT of Delhi

Note: - Figures in parenthesis relates Percentage to total.

- 11.8 Ownership of houses in Delhi is also high with 68% of the households owning houses and 28% living in rented premises (2011 Census). The District-wise data reveals that housing ownership is more in Northern than in Southern Districts, New Delhi being the only District having a higher share of rented than owner occupied housing.
- 11.9 **Slums and Unplanned Housing:** The Delhi Government conducted a survey of slums and JJ colonies in 2014 and estimated around 0.33 million households (roughly 1.7 million population) residing in such settlements, accounting for about 10% of Delhi's population. In the recent years, the high pace of development in Delhi has led job-seekers to in-migrate here.

Statement 14.6

DISTRIBUTION OF UNPLANNED DWELLING UNITS AND POPULATION

(1)	(2)	(3)
Jhuggi Basti	JJ Basti 755 (Dwelling units required about 0.3 million) Population 1.7 million	Encroached on public land. State government: 30% Central Government 70%.
Resettlement Colonies	Colonies 82 (45+37) Plots 267,859 Population not specified	Incorporated within the expanded city with good shelter consolidation without adequate services
Unauthorised Colonies	Colonies 1797 Population 40 lakh	Illegal colonies in violation of Master Plans, no clear land title
Notified Slum Areas (Katrass)	Katrass 2,423 Population two million	Notified under Slum Areas (Improvement and Clearance) Act, 1956. The residents are staying on perpetual license basis.

Urban Village	Urban Village 135 (227 rural villages not yet notified as urban) Population not specified	Notified under Delhi Municipal Corporation Act, 1957
Homeless and Pavement Dwellers	16,000 persons	-

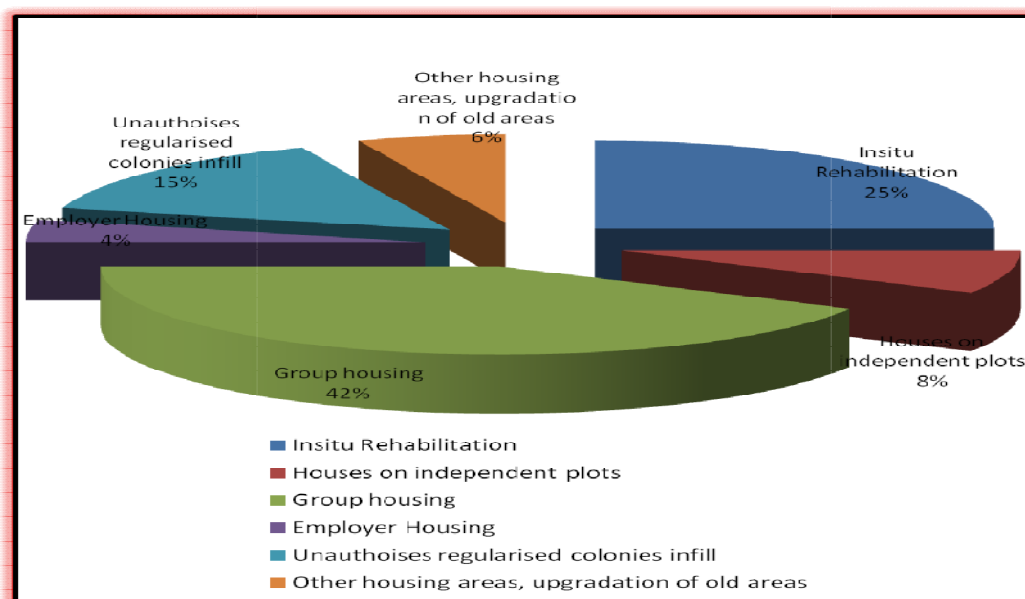
Source: Delhi Urban Shelter Improvement Board

In order to achieve housing for all by 2022, a total of 4.8 million houses need to be built/up-graded. The component for Economically Weaker Sections (EWS) would be 54% of the total.

11.10 Delhi Government is only one of the many players in the Housing Sector because land, land development and public housing are under the jurisdiction of the Delhi Development Authority under the Ministry of Urban Development, Gol. However, with the launching of Jawahar Lal Nehru National Urban Renewal Mission (JNNURM), Delhi Government got engaged in the construction of houses for economical weaker sections. However, given the huge size of targeted population, the Government initiative would be limited due to the fact that availability and allotment of land is under DDA. In order to cater to a projected population of 23 million by 2021, Delhi Master Plan Document (MPD-2021) is planning to add 20 lakh new dwelling units over the period 2001 to 2021, out of which 54% of the units would be for EWS category.

11.11 As per Master Plan Document 2021, projections for housing as under:

Chart 14.2
HOUSING PROJECTIONS UNDER MPD 2021



12 **Mukhya Mantri Awas Yojana (MMAY)** – Housing for rehabilitation of JJ dwellers through low cost and subsidized houses has been envisioned by the Government. The objective of this programme is to address the housing requirement of urban poor including slum dwellers affordable housing developed in Public Private Partnership. DUSIB has started 05 projects under the MMAY.

13. **Basic Facilities**

The prime consideration for inclusive city is provision to all its citizens with adequate access to basic services like water, sanitation, electricity and transport. As of 2017-2018, electrification was near universal and sanitation accessibility is also quite significant in all except completely unauthorised settlements. There is a significant improvement in the availability of basic services in Delhi, status of all amenities provided as in 2001 and 2011 could be seen in statement 14.7:

Statement 14.7
AVAILABILITY OF BASIC FACILITIES IN DELHI

S. No	Items	2001 Census (in lakh)	Percentage of Total Households	2011 Census (in lakh)	Percentage of total Households
1.	Electricity	23.72	92.86	33.11	99.1
2.	Toilet facility	19.91	77.96	29.91	89.5
3.	Electricity and Toilet facility	18.74	73.77	29.80	89.2
4.	Electricity available but no toilet facility	4.98	19.49	3.31	9.9
5.	Toilet available but no electricity	1.17	4.59	0.11	0.3
6.	No electricity and toilet facility	0.65	2.55	0.19	0.6
7.	Water supply				
(i)	Piped water supply	19.24	75.33	27.17	81.3
(ii)	Hand-pumps/tube-wells	5.60	21.91	4.58	13.7
(iii)	Wells	0.01	0.04	0.03	0.1
(iv)	Other sources (river/canal/tanks)	0.69	2.72	1.63	4.8

Source: Census, 2011

14. Unauthorized Colonies

- 14.1 In order to make the life of citizens residing in Unauthorized colonies in Delhi livable and for providing minimum basic civic services with development of road, roadside drain and filling up of low lying area so as to maintain hygienic conditions, Government has consistently been making huge public investment.
- 14.2 It is estimated that in Delhi there are 1797 Un-authorized Colonies, which are to be regularized as per government policy. Area of the UCs where about 40 lakh population are residing are required to be effectively developed through infrastructure services and facilities.
- 14.3 The Delhi Government and its agencies, Delhi State Industrial and Infrastructure Development Corporation (DSIIDC), Department of Irrigation and Flood Control (I&FC), Delhi Jal Board (DJB), Public Works Department (PWD) and Municipal Corporations of Delhi (MCDs) are providing services in the regularized unauthorized colonies. Delhi government had distributed provisional regularization certificates to 895 unauthorized colonies in 2008.
- 15 I&FC Department has been assigned the development works of unauthorized colonies for construction of streets and side drains in 38 Assembly Constituencies since November 2017 onward in different phases. The Department has prepared 837 schemes for eligible colonies amounting to ₹ 2504.23 crores till date. Administrative approval Expenditure & sanction have been issued for 728 schemes covering 535 colonies in Unauthorized Colonies amounting to ₹ 2190.37 crores. Out of 728 works, 273 works covering 235 number of colonies have been completed so far. The balance works are target to be completed before 30.06.2021.
- 16 DSIIDC has been carrying out the task of developing infrastructure in unauthorized colonies in Delhi for more than a decade. As per new guidelines circulated by Govt. in December, 2015, it was decided that for the purpose of carrying out development work, no distinction should be made about the colonies eligible for regularization under the regulation for regularization of unauthorized colonies and other colonies. Development work should be undertaken in all the unauthorized colonies.

During the financial year 2019-20 works amounting to ₹ 24365 lacs in 59 colonies have been completed whereas work amounting to ₹ 47566 lacs is under progress covering 76 colonies as on November 2020. Estimates amounting to ₹ 59413.00 lacs have been prepared for taking up the balance work in remaining colonies allotted to DSIIDC.

17 Delhi Urban Shelter Improvement Board (DUSIB)

- 17.1 Delhi Urban Shelter Improvement Board has come into existence under Delhi Urban Shelter Improvement Board Act, 2010, passed by the Legislative Assembly of the National Capital Territory of Delhi on the 01st April, 2010. The Delhi Urban Shelter Improvement Board has been nominated as nodal agency for the implementation of scheme of relocation/rehabilitation of Jhuggi Jhopri clusters in Delhi like improvement of environment, relocation and in-situ development of slums in Delhi.
- 17.2 DUSIB is primarily responsible for the qualitative improvement of slum settlements and providing various kinds of services for slum dwellers in the city. It also undertakes works relating to provision of shelters to the urban poor /slum dwellers under the policy for relocation of slum and JJ dwellers, including the provisions of built up flats under exceptional circumstances, when the properties/katras become dangerous/unfit for human habitation. The main thrust is to provide minimal civic infrastructural facilities like toilets, bathrooms and Basti Vikas Kendras (Community Centre's) in JJ Clusters.
- 17.3 The broad activities of DUSIB are as follows:
- Construction, Management and Maintenance of Night Shelters.
 - Construction of low cost Housing under EWS for Slum dwellers under Jawahar Lal Nehru National Urban Renewal Mission (JNNURM) and in-situ rehabilitation of slum and JJ bastis existing on the land of DUSIB, Delhi Govt and its agencies under vertical 1 of PMAY.
 - Relocation and rehabilitation of squatters.
 - In-situ up-gradation of JJ Bastis.
 - Environmental Improvement in Urban Slums.
 - Construction, Operation & Management and maintenance of Pay and Use Jan Suvidha (Toilet) Complexes. Use of Toilets has been made free from 01.01.2018.
 - Construction & Maintenance of Basti Vikas Kendras / Community Halls.
 - Structural Improvement and Rehabilitation of Katras.
 - Work on behalf of Trans Yamuna Area Development Board.
- 17.4 In-situ development shall be the preferred option, to ensure that development does not lead to a loss of job linkage or additional hours and income lost on commuting to work; where relocated, there will be emphasis on active intervention to provide mobility or recreating livelihood linkages.

Implementation of slum up-gradation may however be phased out and paced as per the financial and resource capacity of the state/city.

17.5 Under Mukhyamantri Awas Yojana In order to implement the provisions of rehabilitation policy for rehabilitation of JJ dwellers, DUSIB has designed an *in-situ* rehabilitation plan for slum dwellers.

- 4 JJ Bastis on DUSIB lands to be shifted in 1060 EWS Flats at Sultanpuri. Presently being used as quarantine centre for Covid-19 patients.
- 3 JJ Bastis on GOI Lands to be shifted in Dwarka Sec-16-B EWS houses. Presently being used as quarantine centre for Covid-19 patients.
- JJ Bastis of Jahangirpuri on DUSIB lands to be shifted in 7400 EWS Flats at Bhalaswa nearing completion and STP to be constructed by DJB.
- 4 clusters in full & 5 in parts. 1 JJ Basti to be shifted in DSIIDC Bawana Ph-I EWS Flats.
- Tenders for 784 S +14 multi-storeyed EWS houses has been called on Design & Built model under in-situ rehabilitation.

17.6 MAKING SLUM AND JJ BASTIS OPEN DEFECATION FREE

17.6.1 There are 675 Slum & JJ Bastis in Delhi having more than 3 lakh Jhuggies. As per the survey conducted by DUSIB in April 2016, 253 Open Defecation spots got identified at 216 locations. DUSIB has assessed total requirement of 36600 WC toilets based on the guidelines of Swachh Bharat Mission of 1 set for 30 persons. A total of 674 Community Toilets having 21586 seats were made available for dwellers in JJ Basties in Delhi.

17.6.2 To curb the habit of mass defecation in open, DUSIB is providing Pay & Use Jan Suvidha complexes containing community toilets and baths in JJ cluster. These Toilets remain 24 X 7 open for public use free of cost w.e.f. 01.01.2018.

17.6.3 Existing toilet complexes are getting improved and new toilet complexes are built with innovative design. All signage have been standardized, improved and made more informative. DUSIB has also planned portable mobile toilets for those locations where there are no water and toilet facilities. These toilets will have chemical technology to recycle the water for flushing and collection and discharge of sludge in nearby sewerage system after 70/80 uses.

18. EWS HOUSING

18.1 Under Sub Mission-II Basic Services for Urban Poor (BSUP) of JNNURM, Government of India had approved 8 Projects of DSIIDC, 6 projects of DUSIB and 1 Project of NDMC with the revised cost of ₹ 2514.27 crore for

construction of 52584 dwelling units. The construction of 24504 flats has been completed and 28080 flats are under different stages of construction, only 2159 units got occupied end of November, 2019. The issues and problems for low occupancy are very low eligibility rate qualifying for getting the dwelling unit, non-availability of required peripheral infrastructure facilities, apprehension of allottees of losing livelihood after shifting etc. Other issues for in situ development of JJ clusters are lack availability of land for providing alternate accommodation to the JJ dwellers for development of the colony.

- 18.2 DUSIB has constructed 10684 EWS houses at Dwarka, Sultanpuri and Sawda Ghevra. 7400 EWS houses are under construction at Bhalswa which are likely to be completed by 31.03.2021. The DSIIDC has constructed 17,660 EWS houses under JNNURM and 16,660 EWS houses are under construction at various locations in Delhi, viz., Pooth Khurd, Ph-II & Ph III and Tikri Kalan.
- 18.3 DUSIB with the approval of Board has taken up work for construction of 5310 EWS houses at Bhalswa Jahangirpuri (3780), Dev Nagar Karol Bagh (500), Kasturba Niketan, Lajpat Nagar (448) and Sangam Park Model Town (582). but in view of the unutilized inventory of EWS houses under JNNURM in-situ rehabilitation has been postponed till further decision by the Delhi Govt. hence the above proposal for 5310 EWS houses has been dropped. But again as approved by Govt. of NCT of Delhi Tenders for construction of 784 S+14 multi-storeyed EWS houses has been called on Design & Built model under in-situ rehabilitation and are likely to be taken up after acceptance of response from willing agencies.

19 NIGHT SHELTERS

- 19.1 The main focus of DUSIB is to provide shelter to absolutely shelter-less population sleeping on pavement, besides coordinating the EWS Housing projects. At present DUSIB is operating & managing 205 Night Shelters (78 permanent and 115 in porta cabins) and 12 at temporary locations. In winter the capacity is enhanced to accommodate more persons by erecting tents at various places.
- 19.2 Special provision has been made for women, children, families, differently able, drug addicts etc. These Night Shelters are opened for public use for 24 hours & are equipped with basic amenities like drinking water, toilets and bath, darries, mattresses, blankets, first aid box, fire extinguishers, medical facility etc. These Night Shelters are being managed through Shelter Management Agencies / NGOs. Rescue teams have also been deployed to rescue homeless people in Delhi during the winter season. These night shelters are opened for homeless on 24 X 07 basis and services are being

provided free of cost. During winter the control room operates 24 X 7 basis and can be contacted on help line No. 23378789, 23370560 (Landline), 8527898295 (Mobile No.) and e-mail dusibnightshelters@gmail.com. In addition to this DUSIB has also designed a mobile application (App) “RAINBASERA” to track and rescue homeless people in Delhi.

- 19.3 Each night shelter is equipped with sufficient numbers of blankets, durries, jute mats, bed sheets, pillows, mattresses etc., Drinking water/ Water Cooler/Muyur Jug/ Water dispenser, Electricity connection /Emergency Lights, First aid box and Fire Extinguishers. To make the life in shelter more comfortable in summer, desert coolers have been provided, whereas in winter water heater / geysers have been installed in most of the permanent night shelters to provide warm water for daily needs. For entertainment, colour TV sets have been provided in most of the permanent night shelters. In addition to this breakfast, lunch, and dinner is also being provided to all the inmates of night shelters through SMAs due to Covid 19 pandemic during March 2020.

20. **Trans Yamuna Area Development Board**

- 20.1 For development of Trans Yamuna area in a proper, speedy and sustained manner, Trans Yamuna Area Development Board (TYADB), an advisory Board was constituted in 1994. The Board approves and recommends works for the development of infrastructure in Trans Yamuna area. Various agencies are involved in the development of infrastructure facilities in Trans Yamuna area such as Delhi Jal Board, Municipal Corporation of Delhi, Public Works Department, Department of Irrigation and Flood Control. After the inception of Board, most of the activities relating to the development of infrastructure in Trans Yamuna area are coordinated by the Board.
- 20.2 The Board shall advise the Government on issues connected with the infrastructural development and for securing planned growth of the Trans Yamuna Area so as to reduce the disparity in development between Trans Yamuna Area and other areas of NCT of Delhi. The agency-wise expenditure of TYADB during 2009-10 to 2019-20 is presented in Statement 14.8

Statement 14.8
AGENCY-WISE EXPENDITURE OF TYADB: 2009-2020

(₹ Crore)

S. No.	Name of Agency	2009 - 10	2010- 11	2011 - 12	2012 - 13	2013 - 14	2014 - 15	2015 -16	2016 17	2017- 18	2018- 19	2019- 20
1	DJB	23.00	17.00	15.75	15.72	3.00	2.00	--	--	--	--	-
2	MCD	40.00	39.93	60.00	70.00	109.86	80.00	30.00	--	21.90	34.86	29.47
3	PWD	0.01	-	0.47	4.82	0.05	0.09	--	--	--	--	2.98
4	I&FC	15.00	9.78	10.00	18.93	19.99	22.71	--	--	6.52	11.50	8.20
5	UD	-	-	2.50	-	-	--	--	--	--	--	-
6	DUSIB	-	-	-	-	--	5.50	--	2.00	-	3.16	3.83
7	DSIIDC	-	-	-	-	-	-	-	-	1.43	-	-
	Total	78.01	66.71	88.72	109.47	132.90	110.30	30.00	2.00	29.85	49.52	44.48

Source: Urban Development Department, GNCTD

21 Development of Walled City- Delhi

21.1 For maintaining the original heritage character and to improve the environment in the walled city area, a comprehensive redevelopment plan has been prepared. It involves the active participation of governmental and non-governmental agencies and professionals for rejuvenating and maintaining the heritage areas. For ensuring the development of Walled city of Delhi, the Shahjanabad Re-development Corporation has been established. The major activity of the Corporation is to promote conservation of built and natural heritage in the National Capital Territory of Delhi which needs to be protected, nourished and maintained by all citizens. The corporation is to conserve the civic and urban heritage those are architecturally significant and are having socio-cultural value without any profit to do.

21.2 The project for Redevelopment of Chandni Chowk was approved at an estimated cost of ₹ 65.63 crore for improvement of roads, making all overhead hanging wires and services underground, improving traffic circulation and for restoring heritage character of Chandni Chowk area.

22 Centrally Sponsored Scheme (CSS)

22.1 Atal Mission for Rejuvenation & Urban Transformation (AMRUT)

22.1.1 Ministry of Urban Development, Govt. of India launched a centrally sponsored scheme AMRUT (Atal Mission for Rejuvenation & Urban Transformation) on 24th June, 2015. The purpose of the Mission is to create infrastructure that would have a direct impact on the real needs of people by providing water & toilet connection to each household. As per MoHUA, Govt. of India, Delhi has been divided into four AMRUT Cities, i.e. North Delhi Municipal Corporation, South Delhi Municipal Corporation, East Delhi Municipal Corporation and New Delhi Municipal Council. Since, the water & sewerage are not being dealt by DMCs, therefore, the DJB as a parastatal agency has been entrusted for executing projects of water & sewerage in all the DMC areas.

22.1.2 The AMRUT scheme envisages preparation & delivery of service and therefore filling-up of these gaps are called SLIP(s). Hence, the evaluation of a projects comes through filling-up of these gaps and preparing SLIP(s) for the mission components (Water, Sewerage, Storm Water Drainage, Developing greenery & Parks, Urban Transportation, which includes construction of pathways, cycle track, footpath, foot over bridge, non-motorized transport, multilevel parking, etc). The strategy of the mission is to make urban local bodies more accountable, increase availability of resources, improve service delivery, and empower citizens. The APEX Committee Chaired by Secretary, MoUD, GoI gives final approval and 2.50% of the total SAAP size is mandatory for the greenery projects.

- Mission Period is from FY 2015-16 to 2019-20. Which is now, in its extended phase which expires on 31st March, 2021. The funds under AMRUT are 100% released by Govt. of India in three installments in the ratio of 20:40:40, details are as under: The first installment (20%) is released immediately after approval of the SAAP by the Apex Committee. The second and third installments (40% each) are released on receipt of (i) Score Card, (ii) Utilization Certificates, and (iii) Project Funds Request.
- The details of allocation of funds & projects approved for the Mission period are given in statement 14.9

Statement 14.9

Particulars	SAAP-I (2015-16)		SAAP-II (2016-17)		SAAP-III (2017-18)		Total	
	Nos.	Amount	Nos.	Amount	Nos.	Amount	Nos.	Amount
Projects Approved	6	223.07	10	265.73	09	313.51	25	802.31
Project dropped#	-	-	01	7.92	-	-	01	7.92
New projects as replacement	-	-	03	6.52	-	-	03	6.52
Contract Awarded	6	174.15	12	238.65	06	110.93	24	523.73
Projects under implementation	6	174.15	12	238.65	09	273.93	27	686.73
Number of project completed	02	01.15	05	23.02	01	32.16	08	56.33
Projects under progress	04	173.00	07	215.63	05	78.77	16	467.40
Projects under tendering	-	-	-	-	03	163.00	03	163.00
Funds released to ULBs	104.486 (44.61+59.876)		141.546 (53.146+88.40)		62.70 (1 st instalment)		308.73	
Expenditure (till 07.10.2020)	81.92		147.14		63.75		292.91	
UCs submitted to MoHUA, Gol	77.36		126.07		52.43		255.86	

22.1.3 The MoHUA, Gol so far has been released a total amount of ₹ 312.00 Crore (approx) to GNCTD as 1st & 2nd installment of SAAP 1, 2 and 1st installment of SAAP 3, against which ₹ 309.00 Crore (approx) has been released to all concerned ULBs/Parastatal. Against the release of central assistance, a total expenditure of ₹ 293.00 Crore (approx) have been reported by the implementing agencies and UCs worth ₹ 255.86 crore have been submitted to MoHUA, Gol.

22.1.4 AMRUT scheme also envisages enhancing the capacity of individuals through organizing Capacity Building Programs by the empanelled agency as per the list of MoHUA Gol. UD Deptt has shortlisted three training entities i.e. (i) Indian Institute of Public Administration (IIPA), New Delhi, (ii) Centre for Science & Environment, Delhi and (iii) All India Institute of Local Self Government, New Delhi.

22.1.5 The implementation of Reforms is one of the key elements of AMRUT. The Govt. of NCT of Delhi has achieved most of the reforms mentioned in the AMRUT guidelines. Credit Rating of the ULBs is also a part of reforms mentioned under AMRUT guidelines which is to be done by an agency empanelled by MoHUA, Gol to assess the financial capability of ULBs. The

three DMCs have appointed ICRA for Credit Rating. The credit rating of all four ULBs have been completed, rating given to them are as under:

S. No	AMRUT Cities	Rating Given	Rated by Agency
1	New Delhi Municipal Council	A++	CARE
2	North Delhi Municipal Corporation	BB+	ICRA Ltd.
3	South Delhi Municipal Corporation	AAA	ICRA Ltd.
4	East Delhi Municipal Corporation	BB-	ICRA Ltd.

22.1.6 Energy efficiency for water pumps and street lights also comes under Municipal Reforms. In this regard, a MoU (Memorandum of Understanding) has been signed between EESL and Urban Development Department, GNCTD.

22.2 SMART CITY MISSION

22.2.1 The Ministry of Urban Development, Govt. of India launched the Smart City Mission in the month of June, 2015 for which Delhi has been allocated one Smart City. The mission aims at providing people in cities with a decent quality of life along with a clean and sustainable environment through application of 'smart' solutions to their problems. Major elements in this mission include adequate water supply; affordable housing; strong IT connectivity and digitalisation; security of citizens (especially women, children and the elderly); and quality health and education. Strategies deployed by the SCM are city improvement (retrofitting), city renewal (redevelopment) and city extension (green field development), in addition to a pan-city initiative in which smart solutions are applied covering larger parts of the city including slum areas.

22.2.2 The NDMC has been selected by MoUD after due recommendations by the State Level High Powered Steering Committee (HPSC) under the Chairmanship of Chief Secretary.

22.2.3 The NDMC has established a wholly owned Public Limited Company namely, New Delhi Municipal Council Smart City Limited (SPV). The SPV has received a grant of ₹ 194 Crores from MoUD, GoI and ₹ 200.00 Crores from NDMC, thereby bringing the seed capital to ₹ 394.00 Crores. The Company has started functioning as per its Memorandum of Association and Articles of Association. E-Governance & M-Governance, Information Dissemination, Electricity Distribution and Solar Energy are few broad sectors in which NDMC is executing the projects. In its Smart City Plan NDMC had envisioned 108 projects worth ₹ 1577.21 Crores in the broad sectors of 'E-Governance & M-

Governance’, ‘Information Dissemination’, ‘Electricity Distribution’ & ‘Solar Energy’. As of now, NDMC SCL is being implementing 108 projects, out of which 81 have been completed, 11 are on-going, 4 are at tendering stage and 12 are at DPR / DPR approved stage.

22.2.4 NDMC has taken steps to improve energy efficiency by replacing most of the appliances in its buildings to energy efficient appliances. Model building Bye-laws as approved by Ministry of Urban Development, Govt. has been implemented in NDMC. NDMC has attained a credit rating of AA+ by CARE in 2016.

22.2.5 A total amount of ₹ 319.57 Crore has been utilized by NDMC SCL (New Delhi Municipal Council Smart City Limited) against the total received fund of ₹ 396.00 Crore (₹ 196.00 Crore [Govt.'s released] + Rs. 200.00 Crore [matching share contributed by NDMC]). An amount of ₹ 98.00 Crore has also been received from MoHUA, Govt. in two instalments for the purpose of implementation of Smart City Mission in F.Y. 2020-21.

22.3 **National Urban Livelihood Mission (NULM)**

The National Urban Livelihood Mission (NULM) was launched in 2014 by Govt. of India with the objective to reduce poverty and vulnerability of the urban poor households by enabling them to access gainful self-employment and skilled wage employment opportunities, resulting in appreciable improvement in their livelihoods on a sustainable basis, through building strong grass-root level institutions. The NULM is funded by Govt. in the form of 100% central share.

22.4 Samajik Suvidha Sangam/ Mission Swaraj (SSS/MS) has been designated as State Urban Livelihood Mission (SULM) By UD Department, GNCT of Delhi to implement the centrally sponsored scheme, NULM in Delhi.

22.5 **Swachh Bharat Mission (SBM)**

Swachh Bharat Mission (SBM) has been launched by the Govt. of India on 02.10.2014 with the objectives of elimination of open defecation, eradication of manual scavenging, scientific solid waste management and general awareness on sanitation among others. The duration of mission was five years i.e. upto 02.10.2019 which has been extended upto 31.03.2021.

22.5.1 Central financial assistance earmarked for Delhi for the entire mission period (2014-2019) is given in statement 14.10

Statement 14.10**(₹ in Crore)**

	IHHT	CT	SWM	IEC	CB	Total
Earmarked	50.16	5.15	263.68	24.61	6.15	349.76
Released	25.08	5.15	116.59*	13.34	0.82	160.98
Central Share Utilized	23.34	5.15	84.15	10.15	0.20	123.40

Including SWM fund ₹ 53.12 Cr. released to SDMC for WTE Plant, Tehkhand (SDMC) under SWM component

	IHHT	CT	SWM	IEC	CB	Total
Remaining Central Share	25.08	NIL	147.08	11.27	5.33	188.77
Fund Request in 2019-20	10	NIL	48.50	13	06	77.50

(IHHT- Individual Household Toilets, CT- Community Toilets, SWM- Solid Waste Management, IEC- Information Education & Communication, CB- Capacity Building)

22.5.2 Current Status of SBM activities

- a. Utilization Certificates of ₹ 123.40 crore has already been furnished for SBM and requests were made to MoHUA, Gol for further release of funds under SBM.
- b. About 40.00 crore of SBM fund laying unspent with the executing agencies.

22.5.3 Open Defection Free (ODF) Status

- a. South Delhi Municipal Corporation has attained ODF+ status and East & North Delhi Municipal Corporation are Certified ODF city.
- b. New Delhi Municipal Council and Delhi Cantonment Board have been certified as ODF++ cities
- c. As on now GNCTD is ODF State/UT.

22.5.4 Solid Waste Management

- 22.5.5 Nation-wide Sanitation Campaign “Swachhtata Hi Seva” regarding the collection, segregation, disposal of single-use plastic and related activities from 11th September 2019 to 27th October, 2019 was carried out in Delhi with

active participation all the departments of Govt. of NCT of Delhi. During the campaign approx. 1000 MT of Plastic Waste was collected and a Pledge against the use of plastic items was administered to more than 9 Lakhs citizens. Approx. 129 Markets in Delhi were declared plastic free. A number of rallies with active participation of public representatives were organized for mass level awareness more than 9 lakhs citizens during the campaign. Penal actions for enforcement of initiatives against the use of plastic were also taken against the defaulters. A consolidated ULB wise Status report of Swchhata Hi Seva Campaign is given below.

- i. Door to Door campaign, Nukkad Natak, cycle rallies were organized in coordination with SHGs, NGOs, RWAs and Market Associations. Special morning assemblies and prize-winning competitions for students were also held in Schools during the campaign.
- ii. Media Campaign "Not to use Single-use Plastic" was launched during the campaign in which people were sensitized to discourage single-use plastic through advertisement at prominent places viz. Metro, Bus stand, hoarding, newspaper etc.
- iii. With the aim to replace single-use plastic items in public functions, four Bartan Bhandar in each assembly (Ward-wise) are being proposed for providing alternatives of single-use plastic items like cutlery, cups, spoons, straws etc.
- iv. An advisory has been issued to all the offices of Delhi Govt./Autonomous Bodies to discourage the use of Single-use Plastic items which are being used on day to day basis.
- v. During second phase (2nd October, 2019) of the campaign Shramdan activities and Fit Ploughing Run were organized all over Delhi in which Municipal Corporations, Education Department and Revenue Departments actively participated.

Garbage Free Rating

New Delhi Municipal Council has attained 5-Star Garbage Free Rating.

Discouraging single use Plastic:

Plastic Waste Management Rules 2016 were laid in order to devise a mechanism for disposal of various types of plastics from different users such as household, industry etc., and penalties for non-compliance with the rules by manufacturers and recyclers. GNCTD has framed Plastic waste management bye laws with the same objective. **The following actions measures have been taken to discourage use of plastic in Delhi:**

22.5.6 Swachh Survekshan Ranking

The year-wise survey report of Swachh Survekshan - a survey conducted by Ministry of Housing and Urban Affairs, Govt. of India to rank cities on various sanitation and cleanliness parameters is as under:-

ULBs	SS-2016 73 cities participated	SS- 2017 434 cities participated	SS – 2018 4041 cities participated	SS-2019 *	SS-2020
New Delhi Municipal Council	4	7	1 (1-3 Population category)	5	8
North DMC	43	279	206	282	291
South DMC	39	202	32	138	120
East DMC	52	196	341	240	232
Delhi Cant Board	Not included	172	1 (Cant Board areas)	1 (Cant Board areas)	2 (Cantt. Board areas)

* Swachh Survekshan-2020 was conducted in January 2020.

22.5.7 Solid waste of 10,650 MTPD is collected and transported to three landfill sites and processing plants. Approximately, 55% of the total generated waste is processed through Waste to Energy and Waste to Compost plants and rest is dumped in 3 Sanitary Landfill Sites (SLFs).

Statement 14.11 WASTE SCENARIO IN DELHI (MTPD)

ULBs	MSW Generated (MTPD)	Waste Processed (MTPD)	MSW Processing Facility	Waste Dumped at SLF (MTPD)
East DMC	2800	1300	12 MW WTE plant, Ghazipur	1000 (Ghazipur SLF)
North DMC	4000	2000	24 MW WTE & 150 WTC Plant at Narela-Bawana	2200 (Narela-Bawana SLF)
APMC	200	0		
South DMC	3300	1850	16 MW WTE and 200 MTPD WTC plant at Okhla	(Okhala SLF) 1400 of SDMC & 500 of EDMC
NDMC	350	350		
Total	10650	5550	52 MW	5100 (at SLFs)

MTPD – Metric Ton Per Day, SLF – Sanitary Land Fill, WTE - Waste To Energy, WTC – Waste To Compost, MW – Mega Watt, MSW - Municipal Solid Waste.

Statement 14.12

PROPOSED CAPACITY ADDITION FOR MUNICIPAL SOLID WASTE

Agency	
EDMC	<p>– Generation – 2800 MTPD Processed 1300 MTPD at WTE Ghazipur (12MW) Gap -1500 MTPD Integrated processing facility for 2000 MTPD is to be developed by EDMC in joint venture of NTPC by Dec. 2020.</p>
North DMC	<p>– Generation 4000 MTPD Processing at WTE, Narela Bawana 2000 MTPD (24 MW and 55 MTcomposed) Gap – 2000 MT tenders are finalized shortly by Dec, 2020 (100% Processing).</p>
South DMC	<p>– Generation 3600 MTPD (16 MW) Processed 1600 WTE Okhla 100 WTE Okhla Gap 1900 2000 MTPD WTE at Tehkhand is under Construction By June 2020 (100%)</p>
NDMC	<p>– Generation 350 MTPD Processed 350 WTE Okhla Besides this, approximate 12 MTPD is processed through 125 compost pits, 5 Bio-methenization</p>
Delhi Cantt. Board	<p>67 MTPD Processed 37 MTPD Gap -30 MTPD No proposal received</p>

Statement 14.13

CONSTRUCTION & DEMOLITION WASTE SCENARIO IN DELHI

1	Generation of C&D waste	5000 MT per day
2	C&D waste collected per day	4500T
3	C&D collection sites	167
4	Active landfills	3
5	C&D waste processing facilities	1 North Delhi- Burari (2000 TPD) 1 East Delhi – Shastri Park (500TPD)
6	Proposed C&D waste processing facilities	SDMC - Bakkarwal 500T in 12 months NDMC - Ranikhera 500T in 12 months EDMC - 500T

22.5.8 GNCTD had provided funds in compliance to NGT order for disposal of 'legacy' waste dumped at Bhalaswa, Ghajipur and Okhla dump sites, which were accumulated over a period of time in all these landfill sites adversely impacting public health and environment. This requires expeditiously scientific and environmentally safe disposal as per applicable rules. After removing legacy waste from the entire or part of the land, the recovered land may be used for integrated waste processing and treatment facility. At the periphery a bio-diversity park can be developed to improve the air quality and ambience.

23 Challenges for Housing and Urban Spaces

- i. **Multiplicity of Land Ownership:** Multiplicity of authorities, lack of land ownership with concerned agencies, limited power with the DUSIB to provide services, and legal restraints, are some major bottlenecks. In situ up gradation depends on proper security of tenure based on clear land title. In Delhi, 30% of the slums are on state government land, whilst the rest are on central government land. Land is not a state subject in Delhi; and DDA, a central government organ, is the sole implementing authority of Delhi Master Plan 2021. Railways, local bodies, Delhi Jal Board and the like are some other major landowners. There is confusion regarding land ownership among various public agencies.
- ii. **Exclusion:** Poor migrants and low-income dwellers fail to avail of various subsidies, for want of proper documents and they do not know who to approach. Lack of education also acts as a barrier.
- iii. **Development Control:** Unauthorised colonies are regularised from time to time. Once regularised, uncontrolled construction activities multiply in these colonies. Plots have been sub-divided continuously in the informal settlements and notified slums, resulting in poorly ventilated houses with inadequate infrastructure and poor accessibility. Urban villages also face similar problems.
- iv. **Land Availability and Costs:** Land costs are very high, making affordable housing a challenge. The growth of satellite cities has significantly diverted population flows to outside Delhi but has not resulted in a decline in land price. Poor new migrants do not get affordable accommodation close to the area of work, thwarting inclusion.
- v. **Basic Services and Infrastructure:** To ensure equitable urban development, piped water, electricity and toilets need to be provided to every house. In cases where people do not own land, services are provided at the community level on a shared basis. For all this, properly covered drains with outfalls, solid waste collection and disposal with networking to city's infrastructure are the

need of the hour. These are constrained by non-availability of adequate resources and the city's capacity to provide these services.

- vi. **Linkages with Livelihoods:** Economically weaker sections often work in the informal sectors. Many use their homes as spaces for economic activities. Housing provided at the peripheries of the city might disrupt their livelihoods, the periphery being far away from the work place. Provision of shared household services like water, sanitation and electricity also has an impact on the productivity of the poor. Availability of finance is often linked to legal land tenure, which is generally not available to these sections which again are an impediment to achieving higher productivity.
- vii. **City wide Integration:** Slums are developed often as a standalone-efforts, without integrating them with the city's development plan. Hence, low-income settlements are often not connected to mainstream development. This results in lack of accountability and community involvement. Inclusiveness cannot be achieved without proper institutional framework.
- viii. **Legal Constraints:** Several courts have passed judgments in favour of demolition of unauthorised structures. This has led to eviction of several shelter-less people, and poses a threat to the inclusiveness of the city.