

GOVERNMENT OF INDIA
MINISTRY OF REHABILITATION

HOUSING
SCHEMES
for DISPLACED PERSONS
in DELHI.

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March, 1950

RAJENDRA NAGAR.

Location : East of Pusa Road.

Total Area : 185 acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction development.</u>
<u>Houses - type</u>			
One room houses	379	379	-
Two room houses	1,964	1,964	-
Two room houses of improved design.	300	-	300

Plots - size

60' x 120'	36	36
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Accommodation planned for 14,937 persons

Accommodation ready for 12,921 persons

Cost

Acquisition, and development	Rs. 43.6 lakhs
Construction of houses	Rs. 86.7 lakhs
Construction of shops	Rs. 2.4 lakhs

TOTAL: Rs. 132.7 lakhs

Amenities and services

104 shops - 7 miles of roads - sewers and drains have been laid - electricity has been provided for street lighting - electricity will be available for residences when the new generating units are installed - filtered water supply has been partially given and when the new reservoir is built on an adjoining area, filtered water sufficient for the colony will be available - schools and hospitals have been provided - the maternity and child welfare centre has been completed - a high school building is under construction.

Rental or sale price

Sale price of one room houses is Rs.2,075 and rent Rs.14/8 p.m.
Sale price of two room houses is Rs.2,775 and rent Rs.19/7 p.m.
Sale price of two room houses of improved design is Rs.5,600.
Plots are allotted by inviting tenders. -

LAJPAT NAGAR

Location : Near KiloKri

Total Area : 800 acres (About 370 acres being developed for the present).

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction/ development.</u>
<u>Houses - types</u>			
Single room tenements with common baths and latrines.	2,500	500	2,600
<u>Plots - size</u>			
Various sizes for defence services personnel.	846		

Kasturba Nirashrit Niketan
(Women and Children's Home)

Single room tenements with common baths and latrines.	300	-	300
Double room quarters for matrons	20	-	
Dormitories for children (232 beds)	8	-	

Accommodation planned for 13,828 persons

Accommodation ready for 1,500 persons

Cost

Development Rs. 30.6 lakhs

Construction Rs. 42.7 lakhs

TOTAL Rs. 73.3 lakhs

Amenities and services

Water from existing wells; later from Okhla Weir - provision of shops, dispensaries, schools and work centres.

Rental or sale price

The single roomed tenements are to be given on rent at Rs.10 p.m. per tenement. The land being developed by the Ministry of Defence will be allotted to the Armed Forces personnel, ex-servicemen and ex-I.N.A. on usual terms.

PATEL NAGAR.

Location : North of Pusa Institute

Total Area : 242 acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction/ development</u>
<u>Houses - type</u>			
i) Single room tenements with common baths and latrines.	200	-	-
ii) Single room tenements with common baths and latrines per two units.	800	-	800
iii) Two room houses	155	-	-
iv) Double storeyed buildings with two 2-room flats.	101	101	-
v) Three room houses	100	-	-
vi) Three room houses (Improved type)	5	5	-

Plots - size

30' x 60'	900	900	-
60' x 120'	110	40	24

Accommodation planned for 11,226 persons

Accommodation ready for 636 persons

Cost

Acquisition and development	Rs. 130.4 lakhs
Construction	Rs. 52.6 lakhs
TOTAL	Rs. 183.0 lakhs

Amenities and services

70 shops - 10 miles of roads - storm water drains and sewers have been laid - for the present water is supplied through wells, but filtered water will be made available later - parks and open spaces have been provided and plantation of trees is to be undertaken - a school and a hospital are planned.

Rental or sale price

Single room tenements are to be given on rent. Rent has not yet been fixed.

Sale price of two room houses	Rs. 5000 each (approx)
Sale price of three room houses type(v)	Rs. 7000 each
Sale price of three room houses type(vi)	Rs. 9000 each
Sale price of double storeyed houses	Rs. 16250 each

Sold -

70 double storeyed houses for	Rs. 11,20,000
5 three roomed houses (type vi)	Rs. 45,000
40 bungalow plots (60' x 120')	Rs. 3,40,000

KINGSWAY.

Location : On Alipur Mall Road.

Total Area : 132 acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction</u>
<u>Houses - type</u>			
Single room tenements with common baths and latrines.	3,000	2,830	170
Single room tenements by partitioning of old barracks.	642	-	-

Accommodation planned for 10,926 persons

Accommodation ready for 8,490 persons

Cost

Acquisition and development	Rs. 5.3 lakhs
Construction	<u>Rs. 36.9 lakhs</u>
TOTAL	Rs. 42.2 lakhs

Amenities and services

Filtered water supply - electricity for street lighting - one primary and one high school buildings are under construction - there is a work centre for men; the work centre for unattached women is being remodelled.

Rental or sale price

Rent per month of single room tenements is Rs. 10.

KINGSWAY EXTENSION.

Location : West of Kingsway.

Total Area : 40 acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction.</u>
<u>Houses - type</u>			
Single room tenements with common baths and latrines.	360	-	-
3room houses (single storeyed)	20	-	-
Double storeyed buildings- with 2 three-room flats.	13	-	-
<u>Accommodation planned</u>	for 1,278	persons	
<u>Accommodation ready</u>	for nil.		
<u>Cost</u>			
Acquisition and development	-	Rs. 9.2 lakhs	
Construction	-	Rs. 4.5 lakhs	
TOTAL		Rs. 13.7 lakhs	

Amenities and services

Electricity for street lighting - filtered water supply - 13 shops, and a school have been planned.

Rental or sale price

The single room tenements will be given on rent to be fixed later. The single and double storeyed houses will be sold.

JUNGPUKA.

Location : Near Jungpura village.

Total Area : 105 acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction/ development.</u>
<u>Houses - type</u>			
Two room houses	100	40	60
<u>Plots - size</u>			
30' x 60'	467	-	467
65' x 120'	98	-	98
<u>Accommodation planned</u>	for	3,990 persons	
<u>Accommodation ready</u>	for	240 persons	
<u>Cost</u>			
Acquisition and development		Rs. 20.6 lakhs	
Construction		Rs. 5.3 lakhs	
TOTAL		Rs. 25.9 lakhs	

Amenities and services

Roads and drains have been laid - supply of water is from existing wells for the present, but permanent filtered water supply is to be arranged by taking water from the Janna River near Okhala Weir - 80 shops, school and hospital are planned.

JUNGPURA NEIGHBOURHOODS (A. & B.)

Location : Near Jangpura on either side of Delhi-Mathura road.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction/development.</u>
<u>Houses - type</u>			
Three room houses	67	-	-
Two room houses	29	-	-
Single room tenements with common baths and latrines.	60	-	-

Plots - size

60' x 120' 30 - -

Accommodation planned for 936 persons.

Accommodation ready for nil.

Cost

Construction - Rs. 12.2 lakhs

Amenities and services

Provision for street lighting, and filtered water supply will be made later.

Rental or sale price

The single-room tenements will be given on rent and the houses will be sold to displaced persons. Estimated cost of 3 roomed houses is about Rs.9,000, and of two-roomed houses about Rs.5,000 each.

PURANA QUILLA.

Location : On the Delhi Mathura Road near
India Gate.

Total Area : 20 acres.

<u>Houses - type</u>	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction.</u>
Single room tenements with common baths and latrines.	880	880	
<u>Accommodation planned</u> for	2,640	persons	
<u>Accommodation ready</u> for	2,640	persons	
<u>Cost</u>			
Development	Rs. 3.5	lakhs	
Construction	Rs. 7.6	lakhs	
TOTAL	Rs. 11.1	lakhs	

Amenities and services

Filtered water supply - electricity for street lighting - 2 miles of roads - a dispensary - 70 shops - a High School is under construction.

Rental.

Rent per month of single room tenements is Rs. 12.

AZADPUR.

Location : 3 miles from Subzimandi, on G.T. Road
to Karnal.

Total Area : 9.2 acres

<u>Houses</u> - <u>type</u>	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction.</u>
Single room tenements with common baths and latrines.	286	286	
<u>Accommodation planned</u>	for	858	persons
<u>Accommodation ready</u>	for	858	persons
<u>Cost</u>			
Development		Rs. 2.5	lakhs
Construction of tenements		Rs. 4.5	lakhs
TOTAL		Rs. 7.0	lakhs

Amenities and services

Supply of water from existing wells - roads measuring half mile - 10 shops - a dispensary - a school-cum-work centre building under construction.

Rental

Rent per month of single room tenement is Rs. 10.

TEHAR SCHEME.

Location : On Nazafgarh Road.

Total Area : 30 acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction.</u>
<u>Houses - type</u>			
Single room tenements with common baths and latrines.	400	-	400
<u>Accommodation planned</u>	for 1,200	persons	
<u>Accommodation ready</u>	for	nil.	

Cost

development	Rs. 4.0 lakhs
Construction	Rs. 5.9 lakhs
TOTAL	<u>Rs. 9.9 lakhs</u>

Amenities and services

33 shops - supply of water is through wells - roads and drains are being laid.

Rental or sale price

Tenements will be let on rent of Rs. 10 per month.

NALKAGANJ.

Location : South-west of Delhi University.

Total Area : 34 acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction/ development.</u>
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Houses - type

Single room tenements with common baths and latrine per two tenements.	358	-	170
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Plots - size

60' x 120'	30	-	30
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Accommodation planned for 1,254 persons

Accommodation ready for nil.

Cost

Development Rs. 5.3 lakhs

Construction Rs. 7.6 lakhs

TOTAL Rs. 12.9 lakhs

Amenities and services

Drains and water pipes being laid - 2½ miles of roads -
26 shops.

Rental or sale price

The tenements are to be given on rent to be fixed later.

KOTLA FEROZESHAHA

Location : Near Central Jail (on Delhi-Mathura road).

Total Area : 7 acres

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction.</u>
<u>Houses - type.</u>			
Single room tenements with common baths and latrines.	224	224	

Accommodation planned for 672 persons

Accommodation ready for 672 persons.

Cost

Development	Rs. 3.0 lakhs
Construction	Rs. 2.37 lakhs
TOTAL	Rs. 5.37 lakhs

Amenities and services

6 shops - roads measuring half mile - filtered water supply - a dispensary - a building to accommodate a school and a work centre is under construction.

Rental

Rent per month for single room tenements Rs. 12.

KALKAJI.

Location : Near Sheikh Saraf.

Total Area : 640 acres (only 80 acres being developed at present).

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction.</u>
<u>Houses - type</u>			
Two room houses	100	-	100
Single room tenements with common baths and latrines.	500	-	-

Accommodation planned for 2,100 persons

Accommodation ready for nil.

Cost

Acquisition and development	Rs. 17.9 lakhs
Construction	Rs. 11.8 lakhs
TOTAL	Rs. 29.7 lakhs

Amenities and services

Water supply from existing wells - shops and schools have been included in the plan.

Rental or sale price

The two roomed houses costing about Rs. 5,000 each will be sold to displaced persons. The single room tenements

NIZAN-UD-DIN VILLAGE.

Location : Near Humayun's Tomb

Total Area : 33 acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction/ development.</u>
<u>Houses - type</u>			
Three-room flats in double storeyed buildings.	5	5	
<u>Plots - size</u>			
30' x 60	204	204	
60' x 116'	30	30	
<u>Accommodation planned</u>	for 1,434	persons	
<u>Accommodation ready</u>	for 30	persons	
<u>Cost</u>			
Development	Rs. 7.7	lakhs	
Construction	Rs. 0.9	lakhs	
TOTAL	Rs. 8.6	lakhs	

Amenities and services

Drains and sewers laid - 2 miles of road + 19 shops.

Rental or sale price

Estimated price of double-storeyed houses - Rs. 16,000
with three room flats

Estimated price of a bungalow plot Rs. 9,860 - Rs. 12,000.

Sold -

5 double storeyed houses for Rs. 80,000

30 bungalow plots (60'x116') for Rs. 3,00,000,

NIZAMUDDIN EXTENSION SCHEME.

Location : South of Humayun's Tomb

Total Area : 64 acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction/ development.</u>
<u>Houses - type</u>			
Two room houses	50	-	30
Three room houses	5	5	
<u>Plots - size</u>			
30' x 60'	226	-	226
65' x 120'	50	-	50

Accommodation planned for 1,986 persons

Accommodation ready for 30 persons

Cost

Acquisition and development Rs. 14.3 lakhs

Construction Rs. 3.3 lakhs

TOTAL Rs. 17.6 Lakhs

Amenities and services

Supply of water from existing wells - provision for street lighting - 3 miles of roads - 30 shops.

Rental or sale price

Estimated price of two room houses Rs. 5,000

Estimated price of three room houses Rs. 9,000

Sold -

Five 3 room houses for Rs. 45,000.

REGHAR PURA.

Location : Karol Bagh.

Area : 5 acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction</u>
<u>Houses - type</u>			
Single room tenements with common baths and latrines.	490	490	
<u>Accommodation planned</u>	for 1,470	persons	
<u>Accommodation ready</u>	for 1,470	persons	

Cost

Development and construction Rs. 4.90 lakhs

Amenities and services.

The colony has a Community Hall, two school rooms, a dispensary, and a small shopping centre.

Rental or sale price

The houses will be sold to Harijan allottees on payment of the cost in easy monthly instalments and payment of ground rent.

SHEIKH. SARAI.

Location : On the link road from Qutab Road to Delhi-Mathura Road, (near Chiragh Delhi).

Total Area : 425 acres - (area being developed for the present is 20 acres).

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction.</u>
<u>Houses - type</u>			
One room houses	150	-	150

Accommodation planned for 450 persons

Accommodation ready for nil.

Cost

Acquisition and development Rs. 2.0 lakhs

Construction Rs. 4.5 lakhs

Amenities and services.

Supply of water from existing wells - roads and drains are being laid.

Rental or sale price.

Houses will be for sale as in other schemes.

SWEDISH HARD BOARD HUT SCHEME

Location : Anguribagh near Red Fort.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction.</u>
<u>Houses- type</u>			
Board Single room hard/huts with kitchen and common baths and latrines.	70	30	40
<u>Accommodation planned</u>	for	210	persons
<u>Accommodation ready</u>	for	90	persons
<u>Cost</u>			
Development and erection and cost of huts.		1.25	Lakhs

HOPI GATE SCHEME.

Location : Beyond Kashmiri Gate.

Total Area : 2.2. acres.

	<u>Total units planned</u>	<u>Units completed</u>	<u>Units under construction</u>
<u>Houses - type</u>			
Single room houses	152		
<u>Accommodation planned</u>	for 456	persons	
<u>Accommodation ready</u>	for nil.		
<u>Cost</u>			
Development	Rs. 0.5	lakhs	
Construction	Rs. 4.9	lakhs	
TOTAL	Rs. 5.4	lakhs	

OTHER SCHEMES.

1. Financial sanction is awaited for the following schemes. As soon as sanction is received, work will be started:-

VINAY NAGAR - The proposal is to construct 200 shops, 48 sweepers' quarters, 16 milkmen's quarters and 24 dhobi quarters in the colony.

SUBZIMANDI - The scheme provides for 24 shop-cum-houses and 14 two-roomed houses.

SHAHDARA - The proposal is to construct 84 single-room tenements.

FYAZ NAGAR - The scheme provides for 250 tenements and 25 shops.

SUJAN SINGH PARK MARKET - The proposal is for the construction of 72 shops.

Hard Board Huts near Parada Garden (Darya Ganj)-
The proposal is for the erection of 50 Swedish Hard Board Huts.

2. A loan of Rs. 4.38 lakhs representing the cost of about 600 shops has been advanced to New Delhi Municipal Committee for the construction of hard board shops for displaced persons at Kingsway, Irwin Road, Punchkuina Road. Work is in progress.

3. An amount of Rs. 40,000 has been given to Delhi Municipal Committee for constructual improvement of 156 stalls on G.B. Road.

4. The Ministry of Rehabilitation has under consideration schemes for establishing shopping centres (a) near Ajmeri Gate, (b) on Qutab Road and (c) on Arya Smaj Road, Karol Bagh.
