

HOUSING: JJ BASTIS

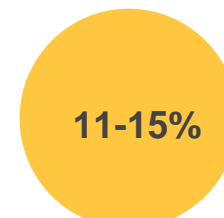
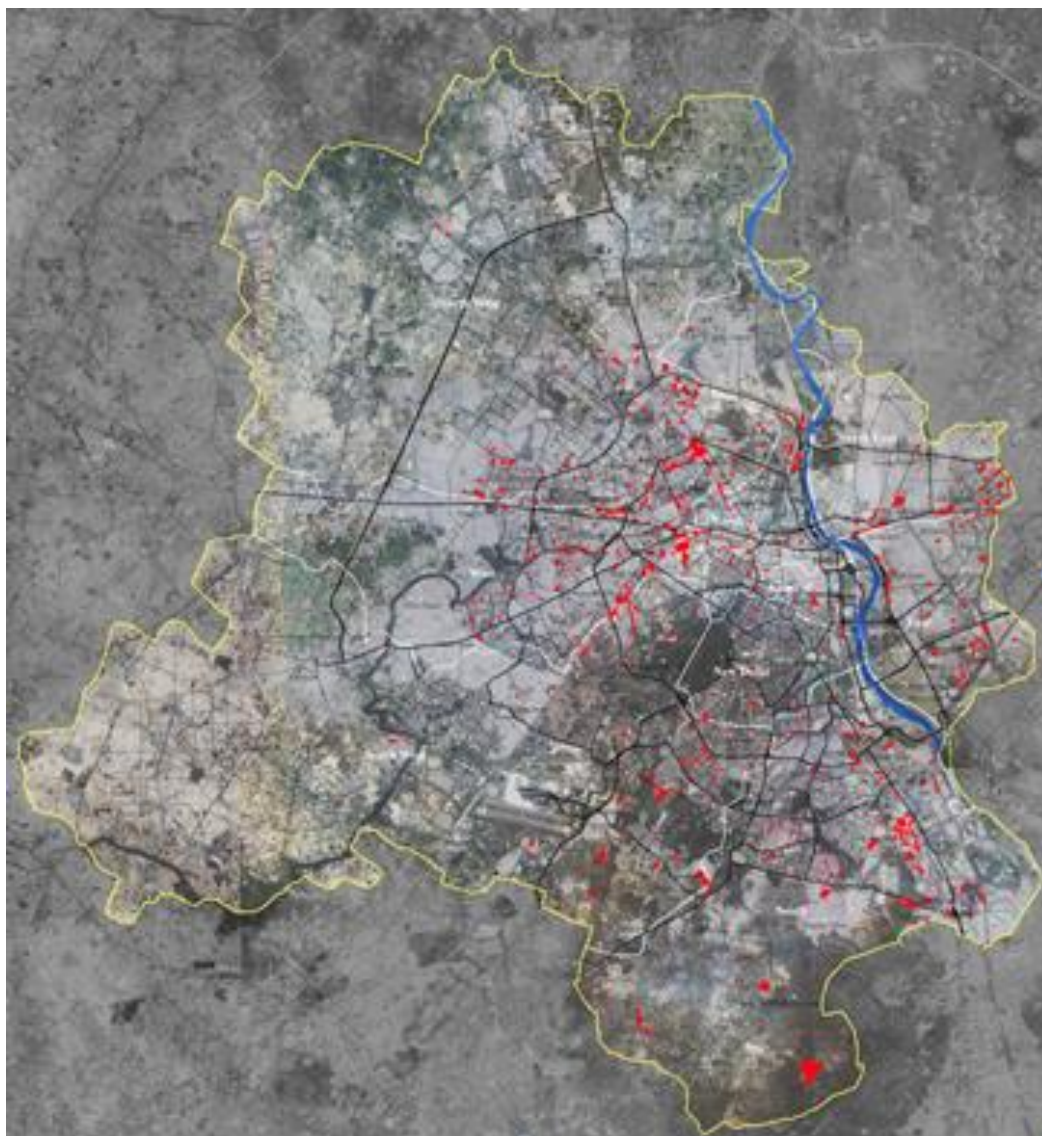


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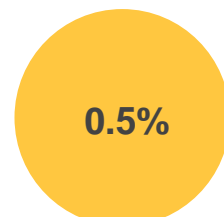
A large number of Delhi's citizens live in settlements that they have built themselves over many years of labour and sacrifice. They have had to do so because of a history of state and market inability to provide affordable, adequate and legal housing. The communities they have built are inclusive, economically productive and socially vibrant but today are threatened by criminalisation, eviction and even inappropriate redevelopment. For an inclusive and prosperous city, upgrading, supporting and recognising JJ bastis must be the core approach of planning.

Main Bhi Dilli is a people's campaign aiming to envision and enable a more inclusive city. It is a collective of civil society organisations, activists, researchers and others who work on diverse issues of housing, livelihood, gender and other rights.

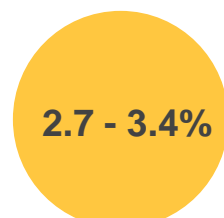
JJ BASTIS IN THE CITY



Total JJ Cluster population as percentage of total households in NCT Delhi



Land under JJ clusters out of the total land under NCT



Total JJ Cluster area under residential zoning

IIHS; 2019

CONTRIBUTIONS TO THE CITY

Affordable and viable spaces of housing outside state intervention

Informal settlements are places of economic production

Socially diverse cosmopolitan neighbourhoods

Settle and reclaim wasteland to make it habitable

Site for urban inclusion

Old communities who are city-makers determining the urban social fabric

Affordable and accessible to new migrants

Makes the city resilient through the economy of repair, reuse and recycle

KEY ISSUES

TENURE INSECURITY

- Always under eviction threat.
- Leads to precarity socially, politically and financially.

SOCIAL EXCLUSION

- Viewed by state and society as illegal urban residents
- Linked to crime
- Not integrated in urban visions

JHUGGI JHOPRI BASTIS

INADEQUATE INFRASTRUCTURE AND SERVICES

- Lack access as their claims are unrecognised by the state
- Want to/do pay for services.

INAPPROPRIATE REDEVELOPMENT MODELS

- Imposition of top-down single model (PPP)
- All settlements may not want vertical development
- Lack of participation and consent in redevelopment process

UNRECOGNISED ECONOMIC CHARACTER

- Homes and settlements are places of work that needs to be recognised.
- Vital economic linkages with the wider formal and informal economies

WHAT CAN MPD '41 DO FOR JJ BASTIS?

1 UPGRADATION OF EXISTING SETTLEMENTS

- This would require all existing JJ bastis to be mapped onto the MPD-2041. Vulnerable bastis need to be paid special attention.
- Priority to in-situ upgradation rather than vertical redevelopment
- Redevelopment models decided on the basis of community participation
- Infrastructure and service provision to upgrade existing JJ Clusters

2 END TENURE INSECURITY

- Expansion of regularization schemes in Delhi to JJ Clusters
- No evictions
- No cut-off date during regularization and upgradation.
- Eligibility for a full range of claims that includes all residents.

3 RECOGNISE AND PROMOTE LIVELIHOODS

- Upgrading of housing units, services and infrastructure to support informal economic activities
- Appropriate land use and building regulation and promote mixed use to recognise and secure informal economic activities.

4 UNIVERSAL ACCESS TO BASIC SERVICES

- Extension of piped water and sanitation irrespective of tenure status
- Ensuring transport linkages to all settlements

5 ENSURING ACCESSIBILITY TO PUBLIC SOCIAL INFRASTRUCTURE

- Space for local health clinics and public schools
- Child-care centres
- Public facilities like markets, bus stand, funeral home and other needs identified by the community.

6 FACILITATE CONDUCIVE ENVIRONMENT FOR HOUSING DEVELOPMENT

- Set up processes to post-facto recognise JJ Clusters as adding to housing stock and as being used for public purposes
 - Relaxing or gradual application of development control and building regulations for JJ Clusters
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