

DFID Core Areas Research (Project No 6860)

Livelihoods and Development in Core Areas

A working paper

Preliminary Draft

Core Areas Project General Aims

The Core Areas Research project focuses its field work on selected sites in Delhi, Jakarta, and Recife. It looks at ways in which sustainable low-income housing and small business provision can be integrated with new commercial developments in a range of developing world contexts. The aim is to produce a set of urban design and development tools – methods, principles, examples of good practice – which will allow low-income communities to live close to the source of their urban livelihoods within the commercial centres of these cities.

Household surveys were undertaken in each study area in order to establish the extent to which the livelihoods of site residents would be effected as a result of voluntary or forced eviction to site locations away from their established livelihoods. The project team had a working hypothesis that low-income communities are located in inner city core areas because they want and need to be there for a wide variety of social and economic reasons.

Although the core area research project also looked at sites in Recife, Brazil the following report will concentrate on presenting and analysing results drawn from our livelihood surveys of sites in Delhi and Jakarta.

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1. Livelihoods and development in core areas

With rapidly expanding urban populations economic pressures on the central areas of cities in many developing countries are giving rise to large-scale commercial developments that displace or fail to accommodate low-income households. Such households gain their livelihood largely from work in central service employment and are an essential element of the urban economy. Core area commercial redevelopment has too often caused an exodus of residents to the outlying areas of the city, in areas often remote from the source of their livelihoods.

Historically, poor neighbourhoods in centrally located areas have been bulldozed and relocated to the outskirts of cities in order to make way for commercial development. While mass evictions are now less evident than they were, they still occur in many cities. Some form of 'gentrification' that makes it difficult for poor communities to afford to live in central urban areas close to often follows the development pressures that drive them where they work. The large-scale relocation of existing urban communities in this way is unsustainable. It leads to the disruption of existing networks that tie communities together within neighbourhoods and link neighbourhoods to nearby city districts through commercial, political and other contacts (ie. social capital).

When households are moved to more peripheral locations, they may be forced to travel long distances to their existing workplaces which, even if affordable in time as well as money, is likely to place a significant strain on household resources. Travel times and costs increase for the urban poor and the increased travel impacts on the environment through increasing energy use and air pollution. Alternatively, the poor may be forced or chose to find sources of livelihood that are closer at hand but this can take some time to establish and is likely to place further pressure on the household.

A large proportion of the urban poor is employed in the informal sector. This can involve a range of activities from a variety of service-based jobs to home-based manufacturing. Most service activities, like domestic service, are based in wealthier areas where the poor cannot afford to live or where they are under constant threat of eviction in order to make way for higher value development uses. But even in situations where people work from home, they are bound by location, relying on networks of local vendors for raw materials, on central wholesale markets and street markets or hawking in better off and more densely populated central locations to sell their wares.

A significant percentage of the urban poor gain their livelihoods from working in centrally located areas and are therefore an essential element of the urban economy. Strategies that integrate the commercial interests of urban land markets and housing needs of the urban poor need to be encouraged, if cities are to become inclusive rather than exclusive living environments.

The Core Areas Research and field studies substantiate our working hypothesis that 'low-income communities are located in inner city core areas because they want and need to be there for a wide variety of social and economic reasons'.

2. Livelihoods and Location – A Summary

An Analysis of the study sites in Delhi and Jakarta

Introduction

2.1 Sample Household Interview surveys were carried out in the selected sites of Motia Khan and Peera Garhi in Delhi and Karet Tengsin in Jakarta during 1998 as part of the Core Areas field study research. The aim of these surveys was to gain knowledge of the general household characteristics as well as overall size of the population of the residents. Their opinion on the suitability of the location of their settlement to their way of life and economic opportunities was also sought. Livelihoods, obviously, played a dominant role in these surveys and it is this aspect that is concentrated on in this Working Paper.

The differences in Delhi and Jakarta between their societies, city administrations and occupancy rights can make detailed comparisons of the survey results misleading, in spite of the fact that the survey methodology and questionnaire forms were kept as similar as possible for all locations. The following summary briefly outlines some of the general characteristics of each site before going on to highlight both similarities and differences between them.

Survey sites: Physical characteristics

2.2 Although the residents of each site live in centrally located areas, site characteristics vary considerably (inserts 1-3).

Motia Khan, lies 2km from Delhi's commercial centre and is close to a variety of specialised markets. Although the site itself is poorly serviced, overcrowded and suffers from crime, land is free in the sense that it is publicly owned land that is squatted on and well located to areas of employment. A large proportion of residents in Motia Khan has either moved onto the land and built their own makeshift shelter because they could no longer afford to live in other areas of the City or have migrated there from outside Delhi. The occupied area measures 3.4 ha. and over 12000 people live there.

Peera Garhi is approximately 14 km west of Delhi's commercial centre. The site is well located to major road and rail networks and lies close to an industrial area. Unlike Motia Khan however, Peera Garhi has little informal commercial development in the surrounding area. Although services do exist on the site they are generally inadequate and over-stretched. The majority of residents were given temporary accommodation and permission to settle on the land by a previous government when they migrated to Delhi during troubles in the Punjab. At the time the survey was conducted two thirds of the site was occupied whilst a third remained vacant. The occupied area is 20.8 ha. and about 16000 people live there.

Karet Tengsin is situated close to several commercial centres including Jakarta's 'golden triangle' the largest planned commercial centre in Indonesia. The site is therefore well located to a wide variety of formal and informal employment

opportunities. Unlike residents in Peera Garhi and Motia Khan most people in Karet Tengsin own or have rights of use over the land they occupy. However, despite this fact, infrastructural conditions on the site remain grossly inadequate and steadily worsen during the rainy season when floods regularly cause blockages in low-lying areas. The occupied survey area is 7.7 ha. and about 8000 people live there.

Similarities and Differences

Location / Length of Stay

2.3.1 The majority of residents in all three sites have lived on their sites for a long time. In Motia Khan and Peera Garhi over three-fifths of households have lived in the area for more than 10 years (Table 7) whilst in Karet Tengsin almost half of those interviewed have lived in the area for over 20 years (Table 12). Being resident in one location for a significant length of time has allowed residents to develop established livelihood networks within their respective communities. With many low-income households earning subsistence incomes these networks, which offer a wide variety of social amenities and services, are essential survival mechanisms during periods of hardship.

Tenure

2.3.2 In Motia Khan and Peera Garhi the Delhi Development Authority (DDA) owns the land so the residents have no land rights, whereas in Karet Tengsin most people owned their own land in some form or other¹. However, in the final analysis few residents in each settlement seem to be able to protect any occupancy rights they have on the land they occupy.

In Motia Khan the people were squatting on publicly owned land. They owned the dwellings they had built and had certain constitutional rights to be compensated and re-accommodated on redevelopment. The residents in Peera Garhi had the same constitutional rights as those in Motia Khan, but the resettled Punjab households were living in government owned and supplied accommodation as against the squatters on the site who owned the materials from which they had built their shelter. In Karet Tengsin many still hold Hak Guna Bangunan and Hak Pakai certificates which leaves government in control of the land and only provides the occupier with limited land rights. Only those holding Hak Milik

¹ Land in Indonesia falls under Islamic Law. Land is split up into various categories of 'ownership' or use. The following list provides some indication of the different kinds of land use/ownership currently being practised in Karet Tengsin;

Hak Milik (Literally: privately owned) – Can be transferred through sale and/or inheritance

Hak Guna Bangunan (Literally: right to build) – Covers private ownership of any property built on the land which belongs to government. This right can be extended periodically.

Hak Pakai (Literally: Right to use) – Covers arrangements to use government land or other private owners land. The role of government is to approve (legally) the agreement and control the practise.

certificates have been able to sell their land whilst those on government owned land either remain or have not had their certificates extended to make way for commercial development. The evidence seems to suggest that communities living in core areas whether legal or illegal remain constantly vulnerable to market forces which seek to maximise the commercial returns of centrally located land in core urban areas.

Employment

2.3.3 A little over a third of residents in Motia Khan and Peera Garhi are in full time employment (Table 9) as opposed to two thirds in Karet Tengsin (Table 13). Reliance on informal activities to sustain household livelihoods is pronounced in all three sites. However, the nature and extent of opportunity in these activities is much less, and on a smaller scale, in informal settlements like Motia Khan and Peera Garhi than it is in a more formal settlement like Karet Tengsin (livelihood inserts 4-7). However, in general terms, self-employed occupations on each site comprise of labourers, vendors, hawkers, kiosk owners, domestic servants and couriers. The existence of particular occupations on certain sites includes the prevalence of small scale handicrafts and singing groups in Motia Khan (insert 4) the absence of women working in the domestic service in Peera Garhi² and the presence of 'ojek-men'³, masseurs⁴, and 'pemulung'⁵ workers in Karet Tengsin (insert 6-7).

Evidence from the surveys suggests that a large proportion of people in each of the areas gain their livelihoods working from their houses, within the survey area or in the areas nearby. Although many working activities are not completely tied to the existing locations and are often mobile they tend to rely on business, trade and social networks, which they have developed over the years in local neighbourhoods and markets.

Time taken to travel to work

2.3.4 A large number of the working population in each settlement either work from home or spend half an hour or less travelling to work. Findings from our work in Motia Khan and Peera Garhi found that whilst more people lived closer to their work in Peera Garhi those who commute spend a greater amount of money on commuting to work than they do in Motia Khan. However, more people in Motia Khan than Peera Garhi spend 20 minutes or more commuting to work. One of the main reasons for this undoubtedly comes down to the fact that those in Motia Khan are poorer than those in Peera Garhi and therefore walk to work regardless of distance. Tables 10 and 15 give the details.

² The survey found women in Peera Garhi did not work in the domestic service because it was regarded as culturally unacceptable.

³ Person who provides lifts to single passenger using a motorbike.

⁴ Person who provides treatment to ailments through massage.

⁵ Person who collects used goods and sells them for recycling

In Karet Tengsin a lower proportion of the poorest walk to work and a greater proportion incur higher travel costs than their higher income neighbours. The inference is that the poorest are dependent on poorly paid public service and private company positions located in the central commercial and administrative core of Jakarta City centre. As Karet Tengsin is one of the few remaining low cost residential areas near the city centre low-income residents unable to establish themselves in self employment income opportunities closer to home have little choice but to pay high travel costs commuting to work. The relationships between income and travel costs in Karet Tengsin points to the fact that the poorest have to spend a much higher proportion of their total income on travel costs than their higher income neighbours which undoubtedly effects the quality of their livelihoods. Poor households who use transport to travel to work in Motia Khan Peera Garhi experience similar costs.

Opinions on the relocation site

Workers perspective

2.3.5 Generally residents on each site wanted to remain where they were or if forced to move preferred to live close by. At present the majority of residents in Motia Khan and Peera Garhi do not spend any money travelling to work whilst a significant percentage of poor households commuting to work from Karet Tengsin into central Jakarta spend a large proportion of their daily wage on transport. If forced to move further away many would find it difficult to afford additional commuting costs likely to be incurred travelling from new locations to their existing areas of employment.

Employers perspective

Interviewed employers in Delhi expressed concern that even if their employees were able to afford increased commuting costs incidences of arriving late to work would be likely to increase. Employers were also concerned that they would loose any investment they had made in their employees if they decided to work elsewhere. Some employees in Motia Khan who were loyal and grateful to their employers also expressed this latter view.

General observations

2.3.6 General observations of house based livelihood activities in Motia Khan (insert 4) are that they operate within cramped conditions and are therefore portable or small in size. Livelihood activities in Karet Tengsin however, have more space from which to operate and may therefore include small factories, which operate from within the settlement.

Most low-income households only earned enough to meet their basic needs and were therefore not in a position to save money or to invest in self-employment other than as daily labourers.

The poorest are unable to establish their own business's because they do not have access to sufficient capital. This generally means that they spend either more time or money (in relation to their income) travelling to work. They also have less choice over options of employment.

In most cases the higher income groups had been able at some time to raise enough capital to work from home in small businesses and hence their higher income.

Whilst results from this livelihood report have only been able to suggest how evictions could effect the livelihoods of low income communities, further research has been suggested to examine how residents in Motia Khan, for instance, will be affected once their removal to locations in Rohini takes place.

3. Livelihoods: Study Methodology

Sites Selection Criteria

3.1 Potential study sites had to meet specific criteria. In the first instance, sites needed to be on well-located land with a high land value and commercial potential close to both City centres. Secondly, sites had to be located on land with commercial activity and mixed social strata. Thirdly, sites needed to be located on land that had an existing squatter settlement and was planned for high intensity development to exploit its potential income from its high land value.

3.2 Delhi

A desktop study of potential field study sites was carried out at the Max Lock Centre in the latter half of 1997. An initial selection of twelve sites was discussed with planners at the Delhi Development Authority (DDA) and all sites were visited in January 1998. In this process a number of other sites were examined. After due consideration a final selection of two sites was decided upon – one at Motia Khan close to the Old City and Connaught Place and the other at Peera Garhi, a critical transport node in West Delhi (insert 1-2). We are indebted to the advice and help of Dr K.Srirangan (Assistant Director Planning DDA) in this process.

A socio-economic and physical survey of the two sites was carried out in early 1998 in order to build up an accurate profile of each settlement. On the basis of the first survey and having identified from a workshop held in Delhi in September 1998 that Motia Khan residents were likely to be relocated sooner than residents in Peera Garhi, a more in-depth survey on Motia Khan residents was deemed necessary. The survey, which gathers the opinions of a number of Motia Khan residents and the DDA focuses on their livelihoods and highlights some of the main issues facing residents as they relocate.

Proceedings from the above workshop which presented the main issues raised from our field studies in Delhi can be found in Appendix A.

3.3 Jakarta

The study was carried out in 1998 a year after the beginning of Indonesia's economic crisis. With this in mind the extent and level of pressure to develop existing space in the inner city was not as intense or active as one might have expected had normal economic conditions prevailed.

After visiting and assessing six potential study sites the research team decided to concentrate on a single study site located in Karet Tengsin (insert 3). One of the factors influencing this decision was that a detailed study had already been undertaken of the southern Karet Tengsin area⁶ with similar criteria to that

⁶ Budhi Mulyawan 'In search of Sustainable Urban Forms in the Mega Cities of Developing Countries, An analysis of and proposal for inner city mixed use super-block development in Jabotabek, Indonesia' DPU unpublished Masters dissertation 1997

proposed in the core areas study. Furthermore, the research team was familiar with the area and had also established local contacts, which would make it easier to work in Karet Tengsin. A socio-economic and physical survey of the site was then carried out to build up an accurate profile of settlement.

City Study Site Locations

Delhi Insert 1 Motia Khan and 2 Peera Garhi

Jakarta Insert 3

4. Site Descriptions

4.1 Delhi

4.1.1 Motia Khan

This central area site is 5.33 ha large with 3.42 ha being occupied by a high density squatter settlement. It is located on an expansion zone to the west of the traditional old city centre, on the north side of Desh Bandhu Gupta Road- the main west road west out of Old Delhi to Karol Bagh, an important inner Delhi commercial district. It is within 2 km of Connaught Place, the colonial commercial centre of New Delhi, and even less from Chandni Chauk, the main commercial street of Old Delhi. Its close proximity to other large commercial/market centres north and south of the site offers a wide choice of employment opportunities. The road from New Delhi station to the site consists of an intensively commercial wholesale centre for building boards, timber, glass and furniture fittings and mainly consisting of converted 3 to 4 storey buildings on both sides of the road. The block southwest of the Desh Bandhu Gupta Road and Rani Jhansi Road junction is now fully developed as the Jhandewalan District Centre (insert 1).

There are about 2750 families (over 12,000 population) living in the squatter settlement. Nine out of ten of these families have lived on the site for more than ten years. The whole site also includes cleared land, an unoccupied new eight-storey block of higher income flats and Sant Nirankari secondary school⁷. The Master Plan zoned the area for a Community Centre (the smaller size of the defined commercial centres), a hotel and a residential zone at 450 persons per hectare ie. a capacity of approximately 2000 persons. Motia Khan falls within the Special Area of the Master Plan encompassing the whole of Old Delhi and Karol Bagh where specific planning and development control measures and policies apply.

The DDA official plan envisages the whole squatter site being developed as commercial and 8 to 12 storeys middle to high-income flats – so none of the existing squatter residents would be accommodated. The Zonal Development Plan for the Special Area has part of the site generally zoned for residential development at a density of 450 – 500 persons/hectare, a capacity of 2250-2500 people were the whole of the area currently occupied by squatters developed residentially to Master Plan standards. Low-income housing at local space standards could increase this capacity considerably. Some of the squatters we spoke to were happy to be re-settled on a sites and services plot in a peripheral location because of security of tenure but have not been offered the option of secure tenure in-site.

⁷ Motia Khan site dimensions are: Total site including school 5.33ha, site excluding school 4.71, cleared sites 0.94, 8 storey flats 0.37, squatter occupancy 3.42.

Within the slum wing of the Municipal Corporation of Delhi there was sympathy expressed for the idea of mixed-use development but they have pressure on them from the DDA as landowners to re-settle the squatters elsewhere so that DDA can maximise land values and income.

The existing four-storey residential blocks to the north of the site were built by the DDA as part of an overall plan as middle and low-income accommodation some twenty years ago. At about the same time the squatter settlement started on the southern end where the proposed community centre and 8 and 12 storey middle to high income flats were to be built. Residents of these four-storey flats are hostile to the squatters, partly because of security and partly because the road between the two settlements is used as a latrine by the squatters.

On the western side of the site, that has been kept clear of encroachment, one of the eight-storey blocks of flats has been built, with a similar block just north of the site. These are high standard (125-130 sq.m. flats) elevator serviced developments that have yet to be let. They are a typical DDA development that the private sector could be doing better in a more suitable market orientated location. We understand negotiations have been proceeding by DDA to develop the vacant area fronting Desh Bandu Gupta Road as a hotel that would be in line with the proposed community centre development plan. The presence of the squatter settlement cannot be helping the progress of these negotiations.

Table 1: Motia Khan - Basic Statistics

Number of sample houses selected	138
Estimated total of actual houses	2750
Number of houses where interviews were carried out	138
Number of persons interviewed	138
Number of persons recorded in those households	620
Number of males	347
Number of females	273
Number of male household heads	108
Number of female household heads	30

Area of occupied site: 3.42 ha (8.45 acres)
 Density: 804 households/hectare

Table 2: Details of Area - Motia Khan

Developable Site Area i.e. squatter settlement and cleared sites	4.73ha (11.69 acres or 47,300 sq.m.)
Population	2750 families
Density if all re-accommodated	581 families/ha
Area of occupied site	3.42ha (8.45 acres or 34,200 sq.m.)
Existing density	804 families/ha

4.1.2 Peera Garhi District Centre

This 28 hectares site lies some 13-14 kms from Connaught Place. Designated as a District Centre by the DDA, the site occupies a key strategic location with the Northern Railway main line and Outer ring road opening up the site to north and west Delhi. It is also served by the Mangalpuri railway station which lies just to the west of the Outer Ring Road on the main Northern Railway line (insert 2).

There are major employment opportunities in the vicinity. Along the western boundary of the site directly on the other side of the Outer Ring Road is the Udyog Nagar industrial area and on the other side of the railway is the Mangalpuri industrial area. Immediately north of the site between it and Pitampura are further industrial sites. There are large areas of middle income housing to the south that can offer domestic work although that is not culturally acceptable to the majority of female residents on the site.

The site was first occupied by settlements of Sikhs - political immigrants from the persecution that occurred in the Punjab following the assassination of Mrs Gandhi in 1984. These migrants are now firmly established in Delhi. Two thirds of the households have lived on the site for more than ten years.

The resident population is likely to be about 16,000. The local community head estimated 3200 families were living on the site, two thirds of which have lived on the site for more than 10 years with only one household recorded as having moved on to the site within the past five years. They are partly-housed in temporary Government-built accommodation, with roughly 90 asbestos roofed temporary barrack blocks with up to 24 units per block and an allocation of about 18 sq.m. per family. There is an additional area of concentrated squatter settlement while other squatters are scattered indiscriminately over most of the site. There is also a laid out temporary tented accommodation.

A temporary tented high School occupies the south-west corner of the site and behind that lies a 5.8 ha vacant site along the whole of the western side fronting the Outer Ring Road. There is a 5 bed dispensary built by the Municipal Corporation of Delhi (MCD); three toilet blocks, only one of which has running water; and a primary school. The settlement is relatively well organised with a good community office. Water supply is by standpipe and suffers from low pressure. Drainage is poor and stagnant, ill maintained and uncleaned. At as Motia Khan, electricity supply is obtained illegally by hooking to overhead transmission wires by the squatting units, whereas the barrack style blocks are legally connected.

Some informal trading is housed in temporary structures along the access road running north into the site. There is considerable industrial male employment around the area within walking distance. For cultural reasons, the women tend not to seek employment although some cases of home working were recorded.

There has been some enforcement of policy of keeping the western part of the site vacant by DDA and the people are under pressure from the authorities to quit. They have been promised, but not yet allocated, plots much further out of town. According to the local head, they have refused to move because the plots are too far out and there is no work there. They want to be re-housed on site, even it means living in tower blocks.

This is an ideal site in terms of being large enough to accommodate most of the existing residents while providing good opportunities for commercial development due to its strategic transport location and good main road frontage that is largely free for development (through a new site will be needed for the school).

Table 3: Peera Garhi - Basic Statistics

Number of sample houses selected	154
Estimated total of actual houses	3200
Number of houses where interviews were carried out	151
Number of persons interviewed	151
Number of persons recorded in those households	738
Number of males	394
Number of females	344
Number of male household heads	120
Number of female household heads	31

Area of occupied site: 28.0 ha (69 acres)
 Density: 114 households/hectare

Table 4: Details of Area - Peera Garhi

Developable Site Area i.e. total site	28 ha (69 acres or 280,000 sq.m.)
Population	3200 families
Density if all re-accommodated	114 families/ha
Area of occupied site	20.8 ha (51 acres or 208,000 sq.m.)
Existing Density	154 families/ha

4.2 Jakarta

4.2.1 Karet Tengsin

Kelurahan Karet Tengsin is an administrative area under the Jakarta Local Government and is located in Central Jakarta. It is close to and overlapped by the boundary of the city's 'golden triangle', one of the largest planned commercial centres in Asia. Commercial development is pronounced along Jl Jend Sudirman and this provides residents with a choice of employment opportunities and good transport connections. The pressures for development into the well-established residential enclave of Karet Tengsin between the River Krukut and Jl Mas Mansyur were well under way at the time of the 1997 crisis. Office tower blocks and high-income condominiums had been built in the south and major advance land purchases were being made by developers up to Karet Pasar Baru Barat 4. One specific developer (Jayaland) was in the process of buying land in the area between the two cemeteries (ie. the site selected for core areas study) and by the 1997 crisis had acquired around 40% of the higher ground immediately west of Jl Mas Mansyur. The purchased sites had been cleared and fenced to prevent re-occupation (insert 3).

In recent years population growth in the area has slowed significantly as residential land has been gradually bought up for expansion in depth of the commercial development. No new major development had taken place in this area at the time of survey. The whole of the area had been the subject of an Urban Development Guidelines study in 1998 by the Institute of Technology in Bandung (ITB) and the developers were purchasing land under the procedures of the outline planning approvals they had been granted. A guideline study showing intensive tower block developments had also been developed by architects appointed by Jayaland developers for the whole area. A more recent study by ITB has shown possible guidelines revised to give more emphasis on four to five storey mixed-use plot by plot development.

Results of the sample household interview survey indicate that 50% of respondents in Karet Tengsin have lived in the area for twenty years (Table 12) or more and have therefore developed significant personal and professional attachments to the area. The residential population is generally mixed consisting of people born in Jakarta, migrants from other parts of the country, visitors and temporary residents such as those working in nearby private companies. With substantial commercial areas close by, most social amenities and employment opportunities are within walking distance.

The commercial area surrounding Karet Tengsin mainly consists of office spaces rented out to private companies, banks and hotels. As the area has developed Karet Tengsin residents have benefited from its economic growth. Some residents provide accommodation to people working in the surrounding area

whilst others have established small businesses in food, catering and other services which they sell to offices in the neighbourhood.

With continued development pressure, land values in the area can only rise. With this in mind, residents willing to sell their properties recognise that they can make significant profits if they sell to developers. However, neither developers nor government are likely to offer real market values for the sites. Individual plot owners in the Study Area are becoming increasingly aware of these real values as compared to those who sold off in the earlier days of Jayaland purchases prior to 1997.

Table 5: Karet Tengsin Survey Area - Basic Statistics

Number of sample houses selected	180
Estimated total of actual houses	1550
Number of houses where interviews were carried out	180
Number of persons interviewed	180
Number of persons recorded in those households	923
Number of males	488
Number of females	435
Number of male household heads	165
Number of female household heads	14

Area of Survey Area: 7.7ha (19 acres)
 Density: 785 households/ha

Table 6: Details of Study Area - Karet Tengsin
(Areas based on count of 25m grid refer to Map1)

	Hectares	Acres
Survey area	7.69	19.0
East area	11.09	27.33
Total Study Area	18.78	46.33
Local Government		
Flats and market	0.84	2.08
Total area	19.62	48.48

5. Socio-economic Surveys

5.1 Delhi

5.1.1 Motia Khan JJC and Peera Garhi Rehabilitation Camp

The major objective of the socio-economic survey was to collect information to guide the policy for mixed land-use and development options for the low-income groups in and adjacent to core areas of Delhi which are subject to commercial development pressures. The survey consisted predominantly of a household interview survey of two sites - Motia Khan JJC and Peera Garhi Rehabilitation Camp. The interviewed residents of Motia Khan and Peera Garhi were considered as a representative sample of those poorer low-income groups for whom various options of resettlement are being carried out through this research⁸.

5.1.2 Motia Khan: Site Background and General Characteristics

Motia Khan was an Iron & Steel market until 1975 when it was moved to west Delhi in Naraina. According to the sources from the DDA, the front portion of this site was proposed for the development of a Community Centre to rehabilitate a commercial market which was burnt down in a fire in Chandni Chowk about 10-12 years ago. The land was auctioned to a private developer for development, but squatters moved onto the site before the developer could begin building. From the evidence of Motia Khan slum dwellers, people started squatting in 1980. Ever since the site has been under dispute and no further decision has been taken. The block of clear site on Desh Bandhu Gupta Road has been earmarked for a Hotel development by the DDA who hope to auction it to another private developer. The rest of the site at the rear is defined as a residential area with a proposal for high and middle-income multi-storey flats.

Approximately 3.4 ha of the site consists of temporary huts (*jhuggis*). The approximate area of each *jhuggi* is 7-9 sq.m. At present there are around 2750 families living on the site.

There are no proper educational or medical facilities for slum dwellers apart from a few private doctors within the camp, there is no government dispensary. Most children who go to school attend the only government school in the area at Pahar Ganj on the opposite side of Desh Bandhu Gupta Road.

⁸ The research looks at ways in which sustainable low-income housing and small businesses can be integrated with new commercial developments.

There is no official provision of water, electricity and sanitation facilities on the site and therefore shortages are an everyday occurrence. One communal toilet block has been provided within the camp but this is hardly used because water supply is often insufficient. Desh Bandhu Gupta Road is a major bus route offering an efficient bus service to the city centre and other parts of Delhi.

5.1.3 Peera Garhi Rehabilitation Camp: Site Background and General Characteristics

This camp was set up with the help of the central government to rehabilitate families migrating from different areas of the Punjab. The main cause of migration stemmed from terrorist activities in the Punjab, which began in 1980. The situation steadily grew worse in late 1984 after the assassination of Indira Gandhi, Prime Minister of India. Consequently, people started moving to Delhi in 1986 and the migration continued until 1988. Rajiv Gandhi, who became Prime Minister after Indira Gandhi's death, extended support to Punjabi refugees providing them with tented accommodation in Peera Garhi. Each family also received Rs 1000 in compensation each month for the inconvenience. However, since the change in government last year, residents have not received any money.

According to the president of the residents association, Baldev Raj Sharma, who is also a political representative, Manjit Singh, Additional Commissioner Slum Wing and Sahib Singh Verma, Delhi Chief Minister, have been trying to persuade the residents to vacate the area and return to the Punjab or to allocated flats in Narela or Rohini in north Delhi.

The camp currently consists of three types of accommodation - government quarters, government tents and private tents. At present, there are around 3200 families staying in the camp, 1500 of these are in government quarters, 1000 in government tents and around 700 in private tents. The government quarters and tents were only provided to families who could produce evidence, in the form of ration cards, of their permanent residence in Punjab. People who could not, currently live in the private tents. Each government quarter provided consists of a single room with corrugated asbestos sheet roofing with an 18 sq. m. floor area.

Older camp residents can only speak Punjabi but younger residents now communicate in Hindi and sometimes English. Initially, a combined primary and high school was set up by Municipal Corporation of Delhi in tents, but last year a new primary school building was built and the primary school students were moved there. There are no plans to have a proper building for the high school yet. Both the schools are administered by the Municipal Corporation of Delhi (MCD). Medical facilities are provided through the use of a 5 bed health centre in the area, which is also administered by the MCD.

Social infrastructure has been provided on a communal basis. No separate toilets and baths for individual houses have been provided. There is also an acute shortage of water and electricity. The area has an efficient bus service to the city centre and other parts of Delhi.

5.2 Delhi: Sampling Method

5.2.1 Motia Khan

There are around 2750 families on the site. The conducted survey represents the views of 5% of the total population (ie. 138 families or households). Since there was no plan or list of occupiers available, the interviews were conducted within the boundaries of the shaded areas shown in the plan (Map1). The basic idea was to cover a sample from each of the three streets providing entrances into the site.

5.2.2 Peera Garhi

The household survey in Peera Garhi was conducted in a similar fashion with the views of 150 (5% of the total population) families/ households used in the survey. A site plan was prepared marking all the government quarters individually and bigger blocks showing the areas occupied by government and private tents. A grid consisting of 150 intersection points was laid arbitrarily on the plan. The idea was to interview each household falling under the intersection point, but it was not followed strictly at certain places where residents' wanted their households interviewed.

A summary of the main findings of this survey is outlined below.

Map 1: Sampling Method: Motia Khan

Sampling Method: Peera Garhi

5.3 Motia Khan/Peera Garhi **Survey comparison Main Findings**

5.3.1 Length of stay

The table illustrates that the vast majority of residents in both Motia Khan and Peera Garhi have lived in the area for a substantial amount of time (6-15 years). In the case of Motia Khan 46.6 % of those interviewed have lived in the area for a great deal longer (16 to 20 years).

Table 7: Length of time Households have lived in the area

No of Years	Motia Khan %	Peer Garhi %
0 - 5	6.5	.06
6 – 10	12.3	32.7
11 – 15	37.0	66.7
16 – 20	46.6	-
21 – 26	3.6	-
Sample Number	138	151

5.3.2 Employment and Skills

Table 8: Skills and Occupation: % of person over 4 years old - Motia Khan and Peera Garhi Compared

	Motia Khan	Peera Garhi
Skilled workers	12.9	10.7
Manual workers	20.6	16.8
Higher grades	1.5	0.8
In education	17.1	29.9
Non-working	47.9	41.6
Total	100.0	99.8
Sample number	562	703

**Table 9: Employment Type: % of persons declaring a skill in the previous table-
 Motia Khan and Peera Garhi Compared**

	Motia Khan	Peera Garhi
Full-time	31.3	36.2
Self-employed	25.8	29.5
Casual	40.1	33.8
Unemployed	0.9	0.5
Not working	1.8	-
Total	99.9	100.0
Sample number	197	199

Main Points

- Peera Garhi employment seemed to be more stable but with a lower proportion of the population working (28.3%) than in Motia Khan (35.0%).
- Peera Garhi has a much higher proportion in education (29.9%) than in Motia Khan (17.1%).
- The skills in Peera Garhi seem to be marginally lower on the whole than in Motia Khan.
- However, the quality of employment (in that there is a higher proportion of full-time and less casual workers) is better in Peera Garhi than in Motia Khan.
- 10 households in Peera Garhi (6.6%) recorded no income (received support from Punjab relatives) as against 2 households in Motia Khan.

Most of the women in Peera Garhi are not engaged in any employment. Other workers in Peera Garhi work as self-employed painters, manual workers, drivers, security guards in nearby factories or have opened shops in the area (insert 2). There were no government employees in Peera Garhi. On the other hand a large proportion of the work force in Motia Khan are illiterate and unskilled and in the majority of cases work in casual employment i.e. labourers, vendors and drivers (insert 4-6). Most of the women who are employed work as maidservants in nearby residential areas. Of the skilled workers in Motia Khan many are singers and carpenters and in the higher grade category a couple of doctors and a person running a transport company were recorded.

5.3.3 Work location and travel to work

Table 10: Work location, travel cost and time: % of those in employment - Motia Khan and Peera Garhi Compared

	Motia Khan	Peera Garhi	Notes
LOCATION			
'local' & home	23.5	26.5	Persons in sample over 4 years and in employment Motia Khan = 197 Peera Garhi = 199
'within 20 minutes'	23.6	35.7	
City centre	4.2	2.9	
Elsewhere 'over 20 mins'	48.6	34.8	
MEANS			
Public transport	22.1	34.3	* includes one scooter owner.
Bicycle	2.3	17.9*	
Walk	70.0	34.3	
COST per day			
Nil	78.0	63.3	In Peera Garhi 2.9% used other means of transport such as company vehicles.
Under R5/-	4.1	10.1	
R6/- to R10/-	16.1	23.2	
R11/- to R20/-	1.8	2.4	
R21/- to R30/-	-	1.0	
TIME TRAVELLING			
Up to 15 mins incl 'home'	24.8	23.2	
16 – 30 mins	25.8	33.8	
31 – 60 mins	47.0	26.1	
1 – 2 hours	2.3	14.0	
Over 2 hours	-	2.9	
% of total population	31.8	27.0	
% of over 4 years old	35.1	28.3	

Main Points

- The differing patterns and modes of travel to work in each of the areas seems to reflect their relative economic well being rather than their location.
- A higher proportion of the population in Motia Khan (31.8%) were working than in Peera Garhi (27.0%).
- Work location in the Peera Garhi area was generally closer to home for more workers (almost two-thirds) than in Motia Khan Less than half.

- In spite of this, a lower proportion of the workers in Motia Khan used public transport than in Peera Garhi.
- Furthermore, well over two-thirds of Motia Khan workers walked to work as against only one-third in Peera Garhi.
- The use of bicycles for the journey to work was far more evident in Peera Garhi (17.9% including one motor-scooter!) than in Motia Khan (only 2.3%).
- Four-fifths of Motia Khan workers spent no money on their journey to work as against less than two-thirds in Peera Garhi.
- The higher proportion of those Peera Garhi workers spending money on travel spent more per day than those in Motia Khan.
- The proportion of workers in Motia Khan taking ½ - 1 hour on travel (47.0%) was almost twice that in Peera Garhi (26.1%).
- However, a much higher proportion of workers in Peera Garhi (16.9%) take over 1 hour travelling than in Motia Khan (2.3%).
- This could reflect the generally larger amounts spent by Peera Garhi workers on travel than those in Motia Khan i.e. time-consuming public transport.

Table 11: Views on Future Accommodation

	Motia Khan	Peera Garhi
Stay on site	37	56.3
Move to nearby area	49.3	22.5
Open to either option	6.5	11.3
Free plot on Delhi outskirts	2.2	4.3
Don't know	5.1	5.3
Move out of Delhi	0	0
Sample Number	138	151

5.3.4 Views on Future Accommodation: Motia Khan

There was a mixed reaction from respondents when questioned about their future accommodation although the majority said they would prefer to live elsewhere none wanted to live outside Delhi. A number of the community felt that there was a lot of crime in the area. The site itself was in very poor condition and unhygienic. There were people who were in favour of in-situ upgradation whilst one group were interested in moving to Papankalan which is an area still under development lying on Delhi's outskirts and very near to Indira Gandhi International Airport.

It seems that residents migrated to Delhi in search of employment and settled wherever they found empty land, they therefore realised that there was a strong possibility that they could be forced to relocate.

One possible solution to the problem could be to relocate some residents in order to allow for the in-situ upgrading of the remainder of the site. Families who wished to stay on site could be provided accommodation as well as small business opportunities along with the commercial centre and the rest could be accommodated in Papankalan or some other area.

DDA's solution was to relocate all residents to purpose built six storey flats with commercial provision on the ground floor at Rohini (extension 4). However, although construction work was supposed to have been completed in late 2000, site visits in mid 1999 indicate that the flats are unlikely to be met by this date.

Based on the findings of both surveys and confirmation that residents would be relocating to housing at Rohini a more in-depth *livelihood survey* was felt necessary to establish how the livelihoods of Motia Khan residents might be effected once they had moved.⁹

5.3.5 Views on Future Accommodation: Peera Garhi

The majority of people were reluctant to move out of the site because of employment opportunities and access to other facilities. Many wanted to settle on site in single or multi-storey housing with better services. A number of residents in the camp felt insecure and uncertain of their future on a new site. This might have been because many were refugees, unlike Motia Khan slum dwellers, and were provided this accommodation by the government.

Camp residents can be easily accommodated on the site along with a District Centre. In theory this would mean that commercial areas on the site would have to be reduced proportionately in order to accommodate the low-income housing. However, the economics of developing the whole of a 28 ha. site for commercial development in this location needs to be carefully examined. There are many nearby competing sites, much local informal commercial development has occurred to take up demand and the sheer scale of the area (more than one tenth of the size of the City of London) makes the possibility doubtful. The DDA has prepared a commercial layout plan for the western vacant part of the site only.

6. Motia Khan – Livelihoods Survey

⁹ Further research work is recommended to measure the success of DDA's relocation programme in Rohini.

6.1 Introduction

The livelihood survey, which is accompanied by a video taken in Motia Khan, is intended to provide anecdotal evidence to substantiate the main findings drawn from Motia Khan residents in the first survey. This survey was based on a sample study of 5% of the total number of families in the first socio-economic survey involving both Peera Garhi and Motia Khan residents conducted in (1998).

The livelihoods survey consisted of 9 random household interviews and examines the following issues in order to provide a more detailed background of residents in Motia Khan.

- History of migration and occupation,
- History of education and skill development
- History of family and their migration, occupation and education
- Experience of adaptation in the city

Having identified some of the main characteristics associated with Motia Khan residents the survey then goes on to gather the views of workers, residents and the Delhi Development Authority on the imminent relocation. Lastly, the report outlines some of the possible implications that a relocation might have on the livelihoods of current Motia Khan residents.

Detailed individual interviews, which can be found in Appendix (B) suggest that the assumptions about availability of work, markets and raw materials in the relocation area are overly optimistic.

6.2 A Summary of the Main Findings

6.2.1 History of migration and occupation

From all the interviews and discussions carried out with the residents of Motia Khan JJC, the main kind of migrant can be categorised as follows:

- A large proportion of migrants comprise of individuals who come to the city with the hope of earning money. The majority of them have a friend or relative already living in the city who help them gain employment and accommodation, after a few years their families join them or they marry locally. Everyone interviewed (in this category) in Motia Khan had a contact in Delhi before moving.

- Many who migrate to the city have inherited skills, which they use to earn an income. There are two such groups/communities - madaris and singers in Motia Khan. Both belonging to different states - madaris from Uttar Pradesh and singers (belonging to 'Rana Samaj' community) from Rajasthan. The majority of these migrants did not know anyone in the city before migrating. Many of them migrated in groups moving from one location to another before arriving in Motia Khan.
- The third group in Motia Khan were born in Delhi and have moved to settlements like Motia Khan because they could not afford to pay the increased rents in places where they were living previously.

Those migrating to Delhi come from different states. The majority were farmers or rural tenants who migrate to the city during periods when there is little work to be done on the farms.

6.2.2 History of education and skill development

The literacy rate in Motia Khan is very low. Not surprisingly, a large proportion of those interviewed had never been to school and none had finished high school. Only a fraction of them continued educating their children after migrating to city.

None of those interviewed, with the exception of Madaris and singers had any particular skill to help them earn an income.

6.2.3 History of family and their migration, occupation and education

In the majority of cases the survey found that the household head (usually a man) migrated to the city first and once employed and settled called for the rest of the family to join him/her.

A large number of women in Motia Khan work as housemaids in middle income households close by. However, the survey found that if the man in the household brought back a reasonable wage women usually stayed at home to look after their families.

The 1998 survey indicated that only 41.9% of the school age children actually went to school. A small proportion of them worked and the rest of them spent their time playing and or falling into bad company. Many families were happier

with their children working and earning money to supplement the family income than sending their children to school.

6.2.4 Experience of adaptation in the city

Those who have friends or relatives already in the city usually rent a room off them and later find other sources of rented accommodation or move to an informal settlement. A large proportion of this group find employment through friends or relatives. An average wage for someone with a full time job in Motia Khan is between R1000 –R1500 per month. With large families to support this is barely enough to live on let alone save.

6.2.5 The workers' perspective

The survey reveals that the majority of the people, either opting to stay on site or moving out, are satisfied with the kind of economic activities they are involved in. This owes a great deal to the importance of Motia Khan's location within the city for the following reasons:

- The various specialised markets around Motia Khan and Old Delhi provide Motia Khan residents with significant employment opportunities.
- People who specialise in particular skills can easily access source raw materials from markets in Old Delhi.

Motia Khan is very well connected with public transport routes to other parts of Delhi. Although most of those who work in Motia Khan walk to work those commuting into Delhi City centre for various reasons have low travel costs.

- Many women in Motia Khan work as housemaids in middle income households in the neighbouring area.

In spite of all these benefits three fifths of those interviewed in Motia Khan want to move out for the following reasons:

- i. Motia Khan has little if any infrastructure and that creates an unhygienic living environment.
- ii. People feel insecure for the following reasons;

- (a) There are a number of criminal gangs in the area.
 - (b) The Site in Motia Khan is enclosed on three sides. The frontage on Desh Bandhu Gupta Road provides the only way in or out of the site. The streets can often be as narrow as (i.e. 2') and the incidence of past and present fires in Chandni Chauk (1999) and Motia Khan (1990) respectively raises people's fear of further outbreaks of fire.
- iii. The government has not provided any community facilities to residents. (schools, dispensaries)

People who want to move out are well aware of the fact that it will affect their businesses, especially those who depend on Old Delhi market. It will increase their travel cost and time to a great extent and thereby reduce their income.

6.2.6 The Delhi Development Authority's perspective

The Authority officials believe that people will find work when they are relocated, as raw materials that people use in Motia Khan are available in nearby villages like Rohini. They have also provided shops in the new rehabilitation scheme for people who run commercial establishments in Motia Khan. However, these assumptions have not been tested and their validity and effect can only be established after re-location has taken place.

6.2.7 Residents' opinion on the relocation site

Om Prakash Yadav a resident from Motia Khan, along with a few other people from the JJC have been to the Rohini Rehabilitation site to see the flats, which would be allotted to them. Although happy with the size of shop space that has been provided the flats he says were disappointing. He commented that in slums, people have larger families and there isn't enough space for every one to sleep in the same room especially in summers. Half the people in all the families sleep on the roof of their houses. Winter, in Delhi, lasts only for 2-3 months so people sleep outside for most of the year. Although the flats are similar to the space he already lives in they have not provided any outside space to accommodate the sleeping patterns of families during summer. According to Om Prakash it would have been better if families had been provided with plots rather than having to live in a four storey flat.

6.2.8 Implications

In the process of migration, city centres tend to become over-crowded because they offer more employment opportunities. In Delhi's case, Motia Khan is in close proximity to a number of significant commercial areas such as Desh Bandhu Gupta Road, Connaught Place, Chandni Chowk, Karol Bagh, Pehar Ganj (Main Bazar Road) and Badar Bazar.

The survey reveals that a large part of the population in Motia Khan JJC is dependent on Old Delhi Market for its economic needs. People are involved in various kinds of activity such as making bamboo baskets, blacksmiths/ironmongers and making catapults. They buy the raw material from various markets in Old Delhi - Lal Kuan, Sadar Bazar, and Khari Baoli and sell their finished products back to wholesale markets in the vicinity. Furthermore, migrants with few skills find it easier to find unskilled labouring work in Motia Khan and its surrounding market areas than poorer placed sites.

However, the DDA is adamant on moving Motia Khan residents to constructed flats in Rohini. The Authority's view that people will find all the necessary raw material they need to earn an income from the nearby villages is a myth, a number of commonly used materials such as bamboo are not indigenous. Furthermore, villages like Rohini cannot hope to provide the number of employment opportunities which areas like the old market (which is the oldest and biggest wholesale market) in Delhi currently provide.

The DDA though insists that significant commercial developments along both sides of the dual carriageway running from Mangolpur Khurd to Rithala Road and south westwards to Budha Vihar Marg where building supplies shops predominate should provide employment opportunities for a significant number of relocated Motia Khan residents. However, for many women who currently live in Motia Khan and work as domestic workers in middle income areas surrounding their homes employment opportunities as domestic workers in Rohini will be difficult to find as most housing opportunities are for low income groups. However, with 'gentrification' taking place circumstance for domestic workers may well improve.

Socio-economic Survey

7.1 Jakarta

7.1.1 Karet Tengsin

The aim of the survey was to gather specific information from households in Karet Tengsin Study Area that could be used to guide future options for mixed-use development on the site. A 7ha. site area accommodating some 1500 families was chosen for the household interviews. This was on the low-lying flood land (below the 5m contour line) situated on the western side of the study area and had not been subject to much of the land purchase process that had been taking place on the higher eastern part of the Study Area. The community was still relatively intact and appeared to be generally of a lower-income group than those still remaining on the eastern part.

7.1.2 Karet Tengsin: Site Background and General Characteristics

Initially an agricultural area operated as a market garden by a Dutchman, it was settled after his departure immediately after the Second World War and the rise of the independence movement. The settlement expanded with both the development of Kebayoran Satellite City in the 1960's to its southwest and its proximity to the traditional commercial core area of old Jakarta north of the Kali Malang River. By the 1980's with the construction of Jl. KH Mas Mansyur road and the development of commercial activity in and around Sudirman central business district, a new 'golden triangle' along Jl Jend Sudirman road (insert 3), the area grew rapidly as a commercial centre in its own right and this led to a further growth in Karet Tengsin's population. In recent years though population growth in the area has slowed significantly as residential land has been gradually bought up for expansion in depth of the commercial development.

Lack of an integrated development strategy in Karet Tengsin means that well built and serviced formal sector housing continues to exist alongside a deteriorated informal housing environment where most houses do not have toilets or bathrooms and public facilities are inadequate. In addition poor infrastructure and drainage facilities worsen the situation especially during heavy rains when waters from the Kali Krukut river running along Karet Tengsin's western boundary flood the area.

7.2 Jakarta: Sampling Method

7.2.1 Karet Tengsin

In order to cover the whole survey area a 25 by 25 metre grid square was used and houses falling on the corner of each grid were interviewed (Map 1). The survey interviewed 180 families (12%) out of an estimated 1550 living on the study site. A number of surveyed houses were occupied by multiple households (ie. 2 to 5 families).

Results of the survey only represent the views of 12% of families living in the study site area and should not therefore be viewed as representing the views of the entire population of those living in the Study Area.

A summary of the main findings of the survey are described below.

7.3 Survey Main findings

7.3.1 Length of Stay

Results from the survey (Table 12) indicate that Karet Tengsin has a well established community with almost half of the surveyed households having lived in the area for over twenty years. Indeed, four out of every five households surveyed have lived in Karet Tengsin for over five years with only seven percent have come in the last year.

Table 12: Karet Tengsin: Household Heads: How long resident: Sample Number and %

Years	Sample number	Percentage
> 1	12	6.7
1 – 5	26	14.4
5 – 10	18	10.0
10 – 20	41	22.8
> 20	83	46.1
Total	180	100.0

Map 1: Grid and Survey Households in Karet Tengsin (Field Survey)

7.3.2 Employment and Skills

Whilst there are various employment opportunities in Karet Tengsin and the surrounding area most people work in private companies or the informal self-employment sector, on a full or part time basis (insert 5-6, Table 13). Two in three workers are in full time employment with slightly less than half of them in the formal sector. Those in the informal sector are often self-employed working as kiosk owners, vendors, hawkers, 'ojek-men'¹⁰, masseurs¹¹, or 'pemulung'¹² workers (insert 7-8). Other informal occupations involve labourers, clerks, domestic servants, waiters, hairdressers, news deliverymen, couriers and tailors. Private companies in the area also employ security staff, cleaning services, couriers, photocopier's, administrators, officers, office drivers and technicians on an informal basis. A number of people also work full-time in various capacities as civil servants. One in five workers are unemployed which together with part time workers account for over a third of all workers. A lot of this is almost certainly accounted for by the economic recession and the almost complete cessation of all building work in Jakarta at the time of the survey.

Table 13 Karet Tengsin: Type of Work Activity: Sample Number and %

	Sample number	<i>percentage</i>
Full time formal	153	30.6
Full time informal	178	35.6
Part time	69	13.8
Unemployed	100	20.0
Total	500	100.0
% of total population	923	54.2

Table 14: Karet Tengsin: Employment Type: Sample Number and %

¹⁰ Person who provides lifts to single passenger using a motorbike.

¹¹ Person who provides treatment to ailments through massage.

¹² Person who collects used goods and sells them for recycling

	Sample number	Percentage
Public sector	17	3.4
Private company	123	24.7
Formal self-employed	4	24.7
Informal self-employed	135	27.1
Labour	141	28.3
Unemployed	78	15.7
Total	498	99.9

There is some confusion between tables 13 & 14 where those working for official or private companies (table 14: 28.1%) do not equal those in formal full time formal employment (table 13: 30.6%). This could be partly accounted for by part time workers in official or company employment. Similarly, the number classed as 'unemployed' differs between tables 13 & 14 and can only be accounted for by the difficulty of classifying work and workers in a transitional economy in recession. For instance, educated wives or unmarried daughters who would not normally be regarded as part of the workforce in answering employment type stated they were looking for work in type of work activity because men in the household were not in work and earning.

Insert 7: Karet Tengsin Livelihoods

Insert 8 Livelihoods

7.3.3 Travelling to Work

Many households have established livelihoods in the Karet Tengsin area. This is owed to the area's proximity to large centres of employment and related working opportunities that it provides. From the survey findings a vast majority of workers in Karet Tengsin do not have to travel too far to work. Many who are self-employed use their homes as work bases whilst others only have to travel a short distance to neighbouring areas of employment. Over one quarter of respondents work from home and a further third work either in Karet Tengsin itself, the nearby JL Sudirman sub centre or Benhill on the west side of the river. This local pattern of working is reflected in the fact that almost half of the working people do not have to travel to work. Results from the survey indicate that two fifths of the respondents spent less than 15 minutes each day travelling to work with over a third working in central Jakarta area north of the Kali Malang. Of those travelling to work a third spend more than 45 minutes travelling to work (Table 15). When questioned how they travelled to work one sixth of respondents said that they used their own transport.

Further Cross Tabulation observations from the survey

- One in ten full time workers are in public service, three out of five in private company employment and one in three are labourers.
- Of those working within the Karet Tengsin area (but not including those working from their dwellings), one in five were in full-time formal employment, two in five in full-time informal employment and the remainder in part-time employment.
- The core area and the Sudhirman sub-centre were the most important places of formal and informal employment, accounting for 45% of all workers.
- More than nine out of ten of those workers earning less than Rp 200, 000per month are in full time formal employment and they account for almost two out of five of all workers.
- The largest group of workers (more than two out of five) are in full-time informal employment and are earning between Rp250-400,000 per month.
- Three fifths of all the workers in full-time formal employment used public transport to and from their work and they accounted for over a fifth of all workers.
- Two out of three of those in the lowest income group (less than Rp200,000 or £25 per month) work in the public sector or for private companies.
- Almost four fifths of those working for private companies used public transport to work.

- Three out of four workers had their workplace in the core area. Of these, a third worked from their houses and the rest travelled to work. Of those travelling to work more than two out of five walked to work, over one third used public transport and the remaining fifth used their own transport.
- Almost two fifths of those working outside their home or in the immediate vicinity of Karet Tengsin had their workplace in the core area. Almost half used public transport, one fifth their own transport and one third walked to work.
- Half the workers either did not declare a transport cost or did not incur any.
- More than four out of five workers are earning less than Rp400,000 per month (£50).
- Only one fifth of all workers spent more than Rp2000 per day on travel to work costs.
- Of those earning less than Rp200,000 per month (£25) over half used public transport to work. Of those earning from Rp200-400,000 per month (the largest category
- Well over two thirds of the lowest paid group (Rp200,000 or less a month) incurred travel to work costs. Over two fifths of these were spending over Rp2000 per day. If a 25 day working week is assumed, then Rp2000 daily represents a quarter of their monthly income.
- Almost two thirds of the Rp200-400,000 per month income bracket incurred no travel costs and over half those that did paid less than Rp2000 daily.
- Of those in the higher income bracket (Rp400-700,000 a month) almost two thirds had no travel costs and, of those that did, well over two thirds were paying less than Rp2000 per day.

Table 15: Karet Tengsin: Work location, travel cost and time: % of those in employment:

	%	Notes
LOCATION		
house	26.8	Total persons in sample included in location, means and time analysis = 400. Students, retired, unemployed, unknown and 'house activity' not included.
Karet Tengsin	12.0	
Jakarta core	35.8	
sub centre	18.8	
fringe	4.3	
outside Jakarta	2.5	
MEANS		
Public transport	35.0	* 29 household heads owned a 'motor'
Own	15.5*	
Walk	22.8	
Other	2.8	
NA	24.0	
COST per day		
> Rp. 1000	27.2	Total persons in sample giving a cost = 202 ie. public transport and own
Rp. 1000-2000	30.2	
Rp. 2000-4000	27.7	
Rp. 4000-8000	13.9	
< Rp. 8000	1.0	
TIME TRAVELLING		
Up to 15 mins incl. 'home'	39.5	
16 – 45 mins	28.5	
46 - 90 mins	18.8	
91 –120 mins	8.5	
Over 2 hours	4.8	
% of total population	400 = 43.3	202 = 21.9

7.3.4 Land and property ownership

Most land in Karet Tengsin is owned by residents (Table 16), either through certificates of Hak Milik, Hak Guna Bangunan, Hak Pakai,¹³ or Tanah Garapan. Almost one quarter live in rented accommodation whilst one sixth receive their accommodation 'in kind'.

Table 16: Karet Tengsin: Household Heads: Tenure Type:

Sample Number and %

	Sample number	Percentage
Own	109	60.6
Rented	42	23.3
Kind	27	15.0
Other	2	1.1
Total	180	100.0

Almost two out of five households in rented accommodation have been resident for 10 or more years (Table 17). From the phrasing of the question it is likely these households are still in their original accommodation. The less time households have been resident in Karet Tengsin the more likely they are to rent their accommodation. Indeed, three out of four households resident for less than a year are in 'rented' or 'in kind' accommodation. The reverse is also true - the longer resident, the less likely the household will be a tenant. More than nine out of ten owner-occupiers had been resident for more than five years.

Table 17: Karet Tengsin: Household Heads: How long resident by tenure: %

Years	Tenure				
	Own	Rented	Kind	Other	Total

¹³ **Hak Milik** (Literally: privately owned) – Can be transferred through sale and/or inheritance
Hak Guna Bangunan (Literally: right to build) – Covers private ownership of any property built on the land which belongs to government. This right can be extended periodically.
Hak Pakai (Literally: Right to use) – Covers arrangements to use government land or other private owners land. The role of government is to approve (legally) the agreement and control the practise.

< 1	25.0	58.3	16.7	-	100.0
1 – 5	19.2	61.5	19.2	-	100.0
5 – 10	72.2	16.7	11.1	-	100.0
10 – 20	58.5	22.0	17.1	2.4	100.0
> 20	77.1	8.4	13.3	1.2	100.0
Total	60.6	23.3	15.0	1.1	100.0

Years	Tenure				Total
	Own	Rented	Kind	Other	
< 1	2.8	16.7	7.4	-	6.7
1 – 5	4.6	38.1	18.5	-	14.4
5 – 10	11.9	7.1	7.4	-	10.0
10 – 20	22.0	21.4	25.9	50.0	22.8
> 20	58.7	16.7	40.7	50.0	46.1
Total	100.0	100.0	100.0	100.0	100.0

7.3.5 Views on Future Accommodation

When asked whether they would sell their land to government or developers, those that said they would said so on condition that they received adequate compensation based on the real market value of their land. Differences in types of land as well as housing tenure all effect the amount of compensation offered. Indeed those without land ownership or housing tenure certificates may not receive any compensation at all.

To the North West of Karet Tengsin in an area planned by SK 37994¹⁴ for low income housing (Map 2), six of those interviewed clearly stated that their land had already been taken over by the government with one of them even owning land under Hak Guna Bangunan¹⁵.

¹⁴ SK 37994 is a Jakarta Local Government planned four storey walk up flat development between Jl Karet Pasar Baru 1 and the Kali Krukut River and the cemetery. Only four blocks and a mosque have been developed so far. The interviewees quoted here are living in the older property in the area yet to be developed and now unlikely to be through lack of public finance.

¹⁵ **Hak Guna Bangunan** (Literally: right to build) – Covers private ownership of any property built on the land which belongs to government. This right can be extended periodically.

Map 2: Area planned for low income housing By SK No. 37994 in Karet Tengsin

In fact, almost 15% of those interviewed still hold Hak Guna Bangunan and Hak Pakai certificates. Many though have tried to transfer their land to Hak Milik in order to avoid government intervention but this is an on going process. With the land increasing in value many continue to hold out for the best price knowing government and private developers are keen to redevelop parts of the area.

Although many were aware of pressure to move off their land over half of those interviewed wanted to remain in the locality if they could with a quarter preferring to move to Jakarta's outskirts or out of Jakarta altogether. Only a sixth said their decision to move could be affected by money whilst a sixth said that it would be up to government to decide. As Table 18 indicates 31.1% of those interviewed wanted to stay in their existing houses whilst 15% said that they would be willing to move, but only to another house in the same area.

Table 18: Karet Tengsin: Household Heads: Would you like to ..?
Sample Number and %

Intention	Sample number	Percentage
On site	27	15.0
Nearby	12	6.7
Jakarta outskirts	37	20.6
Out of Jakarta	9	5.0
Stay in this location as before	56	31.1
Government decision	10	5.6
Changed by the money	29	16.1
Total	180	100.0

If we look at the responses in terms of tenure (Table 19), half the owner-occupiers wished to stay with a few suggesting that if they had to move they would want to be 'nearby' Karet Tengsin. Those in rented accommodation expressed a similar pattern of preferences to the owner-occupiers but with even more of a preference to stay in Karet Tengsin. Three out of five owner-occupiers who preferred to move out of Jakarta or to its outskirts were in the over fifty years old age group and almost all were in professional or semi-professional activities.

Many of those interviewed acknowledged that the main reasons why they were unwilling to move elsewhere was because they had already established

livelihoods in the area and Karet Tengsin's location was conveniently located to centres of employment, schools, basic amenities, relatives and friends.

Table 19: Karet Tengsin: Household Heads: How long resident by tenure: %

Years	Tenure				Total
	Own	Rented	Kind	Other	
< 1	25.0	58.3	16.7	-	100.0
1 – 5	19.2	61.5	19.2	-	100.0
5 – 10	72.2	16.7	11.1	-	100.0
10 – 20	58.5	22.0	17.1	2.4	100.0
> 20	77.1	8.4	13.3	1.2	100.0
Total	60.6	23.3	15.0	1.1	100.0

Years	Tenure				Total
	Own	Rented	Kind	Other	
< 1	2.8	16.7	7.4	-	6.7
1 – 5	4.6	38.1	18.5	-	14.4
5 – 10	11.9	7.1	7.4	-	10.0
10 – 20	22.0	21.4	25.9	50.0	22.8
> 20	58.7	16.7	40.7	50.0	46.1
Total	100.0	100.0	100.0	100.0	100.0

A few of those interviewed also said that they wanted to stay in their existing houses because their sizes allowed them to accommodate large and growing families. Indeed, it was also for this reason that 75% of the families interviewed in the SK No 37994 area were unwilling to move into Rumah Susans (multi storey housing estates). According to interview responses they have a reputation for being too small and expensive, lack adequate facilities and services and are too regulated. Indeed, a number of interviewed Pemulung workers indicated that they were not interested in moving because they would not be able to find work in the estates. Of the remaining respondents interviewed in SK No 37994 and its immediate vicinity, the majority were willing to accept financial compensation instead of having to move to Rumah Susun whilst a small percentage agreed to move. Only one household in SK No 37994 was willing to move into a Rumah Susun but this was only because they wanted to take full advantage of its strategic location by establishing a business.

Appendix A

**Proceedings from Core Areas Workshop discussion held in
Delhi 24/09/1998**

Proceedings from Core Areas Workshop discussion Delhi 24/09/1998

Introduction

A one-day Workshop was held on September 24th at the India Habitat Centre, New Delhi on the issues raised by the Delhi Field Studies. In the ten days prior to the workshop date most of the invitees were interviewed and the aims of the research project explained and their views at that stage noted. Two days before the workshop a sixteen-minute video was shot in Motia Khan that showed the appalling living conditions there and contained extemporaneous interviews with residents who expressed their views concerning relocation and other issues. This was shown at the opening of the workshop. 28 people out of some 40 contacted attended. This was considered an excellent turnout considering the abnormal weather conditions of the previous night and a high level seminar that was also taking place on the future development policy for Lutyens New Delhi.

Session - I

Chairperson: Dr. Vinay Lall
Director, Society for Development Studies

Introductory remarks of the chair:

- The integration of income and housing programmes to provide access to housing for the lower segment of the housing market is endorsed in the global Habitat Agenda, the Government of India's National Housing Policy and the Habitat Report by the Government of India.
- The primary issues in this context are:
The implication on policy of 'core area development'
The credit instruments which will facilitate an integrated approach to shelter - income programmes.

Introduction by Dr. Michael Theis:

- The project looks at measurable Urban Forms and their content and trying to compare them for one city with another. The aim is to produce a set of Urban Design and Development tools that will enable lower income communities to live close to the source of their livelihood within the commercial centres of these cities. This will help to avoid a universal experience of creating
 - a) A dead city which only operates during business hours

- b) Totally unsustainable transport methods, people having to come in to work, goods having to be brought in the centre rather than being produced there.
- This DFID funded project asks us to look at case studies where such a practice has been tried successfully.
 - This study is purely an academic study to try to find a way to promote good practice and in no way do we want to try or even tempt people to think that we might be offering something on individual sites that would improve their lot.
 - The importance of central service employment as an essential part of the urban economy must be highlighted.
 - Mixed use can be defined, as any activities adjoining each other and that do not, in fact, infringe on the rights of other persons and the neighbours next door.
 - The research looks at:
 - ways in which sustainable low income housing and small income business provision can be integrated with new commercial developments in a range of developing world contexts.
 - ways and means that have been successfully used by other urban authorities to overcome those valid opinions. Direct community control and community enforcement by various methods because if the communities are involved they are self-policing.
 - It follows that the discussion could look at the basic assumption that mixed use of all classes in core area commercial development is good practice.

The Opening of the Discussion:

What are the operational problems that come when we try to tie up the whole concept of housing and income in the core area?

Comments:

- Initially all people resist resettlement. Has the research looked at what binds the people to their new location after a period of time when they have got used to it?
- As land prices rise the amount of land which can be afforded by the development authorities for allotment is reduced and increasingly distanced from the centre of the city.
- Since the 60s when resettlement colonies were first introduced people have been practicing livelihood activities within their homes and should be accepted. Furthermore, allowing economic activity in living spaces and use of common areas has been incorporated in our layouts.

- The unaffordable price of land makes it unaffordable for the allottees. People who sold their land and went away were not accessible to be quizzed.
- Is planning a good way to develop a city? What kind of urban areas do we have in mind? How can we integrate women and children into city development?
- All families on a site are in various stages of development and should have an option to go whenever THEY decide. This option is not available.
- Demand for free housing is a key problem.
- What kind of activities may be introduced besides shopping and commercial facilities?
- The formation of co-operatives can help the communities to voice their concerns.
- Inter-agency communication and co-operation is weak.
- Let us not sacrifice fundamental standards of living for want of expensive space.
- For the financial viability of schemes due regard to market conditions is essential.
- Resettlement is also haphazard and unplanned owing to indecisiveness over many occupied sites.
- Improvement of transport and other infrastructure at the peripheries would attract people there.
- The less regulations you have from the top and the more participation there is from the bottom up, the fewer law breakers break into your system.

Summary of session from the chairperson (transcribed):

- The discussion had 70-80% participation.
- There was wide acceptance to the idea of mixed-use development in core areas.
- Social and Gender issues should be incorporated in physical planning.
- The MCD has gone through three stages of integrating economic activity within residences - first stage was to allow economic activity within homes, second stage was to allow economic activity in a courtyard shared by 7-8 houses and third was to provide shared economic infrastructure outside courtyards.
- Composite credit instruments must be incorporated into housing and income generation schemes.

- Co-operatives are important agents, as economic life can never succeed without community participation.
- Cross-subsidisation in housing must have a market component.
- The approach has to be 'bottom-up' in which all the stakeholders are satisfied.

Session - II

Chairperson: Prof. (Ms.) Veena Garella

Faculty Member, School of Planning and Architecture

Discussion on the term Mixed Land-use

- Mixed land-use can be categorised into two: one allowing mixed use at city level and the other, which is specifically tailored, for the low-income communities. Mixed land-use does not mean free for all.
- Mixed land-use can become a problem. Taking examples of areas like Pahar Ganj, Lajpat Nagar or say Karol Bagh where commercial has become dominant over the years, it has created problems in circulation system, social system and security system. Such problems should be looked at more carefully. Ways and means should be devised to tackle the problem. Traditionally it has been seen that major spines become commercial over a period of time. So problems can be solved by, for example, pedestrianising those areas, providing adequate parking, etc. It cannot be solved by regulations. Mixed land-use cannot be created by regulations.
- Ways and means are needed to encourage mixed land-use in central areas where new developments are taking place to keep the area alive as a community and as an urban area.

Presentation of alternative options by Dr. Michael Theis (audio and transcriptions available)

General consensus of the house that mixed use is acceptable but the degree of acceptability is the point of conflict.

Discussion question:

"Should the people stay or go from the site?"

Comments:

- If the people are to be recognised as stake holders to the piece of land they occupy then shouldn't the discussion start with them? But the authorities have a pre-meditated decision that people should move out of the sites. So if the authorities have taken such a rigid stand, there can be no solution to this whole problem.
- Inadequate commercial activities in an area will result in people converting the residential areas into commercial. On the other hand, even if there were a designated shop a mile away, people would prefer to go to the shop, which is just round the corner. So it's a good thing to have commercial areas within the residential areas.
- Housing mobility - efforts should be made to provide housing for all classes.

Discussion limited to four decisions:

- Whether mixed land-use on the site, particularly for those who have consolidated themselves economically on the site, is a good concept or not?
- People have forward and backward linkages from the site. Who are the best people who can be retained and who are the ones who can possibly move out?
- When they are retained, how they are to be retained. What will contribute to their sustainability - social cohesiveness, economy, occupational structure or the homogeneity of these communities?
- How to finance them?

Comments:

- Formulation of a co-operative method of participation from the people.
- Two aspects to be looked at:
 - Constitutional aspect - People staying on a piece of land for a long period of time should not be removed without taking their point of view.
 - Economic aspect - whether people can actually be re-housed in a proper manner on that site - somebody will have to subsidise that.
- Authorities point of view: Environmental in-situ up-gradation - problem of people selling off and squatting somewhere else because by the time the flats will get built, say in two years time, the value of the flats will increase and hence will be sold off for profit. The idea of certain number of families staying and others going is a difficult one to enforce.
- Two views expressed with regard to retaining people staying on the site. One, looking at the social angle, people should be retained and the policy makers feel that if they have to retain them, they cannot adopt a discriminatory attitude, favourable to some and not to others. The second point is that when

we are talking about the specific sites, the market value or the development impact cannot be ignored.

- Co-operative model has been tried but collapsed. It can be made stronger if the co-operatives are economically interdependent or dependent on each other rather than having it for the sake of living together. Programmes should be launched to build educational and cultural awareness of these people.
- Building confidence by giving them dignity.
- If we talk about people's participation, people's views are important, their integration into the economy is important.

Summary of session from the chairperson (transcribed):

- View expressed relate to reasonability of providing such schemes - allocations free of cost should never be given.
- Uses in adjoining area should be considered - projects such as this could make headway within parameters of land-owning agency, and within attributes of location consideration of site potentials like commercial viability.
- Experiments should be encouraged.
- See if Government schemes like *Rozgar Yojanas* can converge on site or not - they can open new doors.
- Community awareness and education is important.
- There is a consensus that mixed use is important to the city as exclusive uses (restricted use) have a proven inefficiency.....other uses creep in and there is a need for discretion on which of these are appropriate.
- The education of people and their integration into the site is important
- With so many sites like this in the city problems have to be perceived within framework of mixed-use vis-à-vis exclusive use (restricted use)
- When we plan in context to the site let us go into some detail on what kind of development would be sustainable
- Let us not fear market forces
- Subsidisation should be at a city level
- People, especially the informal sector, contribute 40% of the city's economy
- We should think of action which can be taken to bring people in.

Main Issues

The morning session discussion focused on the question 'The basic assumption behind the research is that mixed-use of all classes, in core commercial

development, is good practice. Can, or even should, efforts be made to achieve this in Delhi?' The afternoon session concentrated on the question 'Should the people stay or go from the site?'

There was general acceptance by the delegates that mixed-use development was a 'good thing' although considerable argument arose from the DDA and MCD delegates, in particular, as to how to define mixed-use so that development control regulations can be drawn up. Strong arguments were put forward from the academic and research members, as well as the reports of field survey, that re-accommodation on site of sitting residents should be taken into account. This was resisted by DDA and MCD who pointed out the problems arising from trying to determine who should stay and who should not when it was administratively and financially easier to re-settle the total population without question. Many instances, and ingenious means, were cited as to how low-income allottees sold on or otherwise profited individually from the system.

In the end the Commissioner for Slums, who had earlier spoken in favour of mixed development, came out firmly in defence of clearing such sites completely of all existing residents. As he saw it, this was the only way to maximise the commercial return from the site to the central funding mechanism that he was dependent on for funding his slum improvement programme. Without that his programme would be worse off.

Conclusions

The workshop identified two issues that it was felt should influence the future course of the research.

First, is the issue of municipal financial mechanisms that actively encourage the maximisation of values of central site development at the expense of existing residents and small enterprises being retained in central areas where arise the greatest economic opportunities and needs for their services.

Second, is the whole question of finding effective and acceptable administrative and financial controls to ensure that any low-income provision, either residential or business, made in areas of increasing land values such as core areas is kept in such occupancy.

Both these areas would benefit from closer examination.

Appendix B

Motia Khan Livelihood Survey

Responses

Motia Khan Livelihood Survey: Responses

NAME: Jaswant Singh	AGE: 58 Years
HOUSE No.: C5B-84	SEX: Male

The worker's perspective

Jaswant Singh works in a glass and plywood shop (Oriental Glass & Plywood Co.) on Desh Bandhu Gupta Road. He is an unskilled worker and helps with loading/unloading works. At present, commuting to work is very convenient for him - only 5 minutes walk and it's a full-time permanent job. He is happy with this job but not with the place he lives in which he feels is unsafe and unhygienic. He wants to move to a new area, which he knows will definitely affect his business, because he will be travelling a longer distance to work.

History of migration and occupation

Jaswant arrived in Delhi 30 years ago (1969 when he was 28) from Uttar Pradesh after having an argument with his father. On arrival in Delhi he first lived in Andha Mughal where he worked as a vegetable seller. Later, he moved to Chuna Mandi where he worked for a company hiring out marquees. He got both jobs through a relative in Delhi and in both instances lived in a rented room.

History of education and skill development

Jaswant studied up to standard 5 before moving to Delhi and has not acquired any knowledge or skills since arriving in Delhi. (See comments under Amit.)

History of family and their migration, occupation and education

He came to Delhi alone and got married in Motia Khan through an arranged marriage. His wife is from Ludhiana (Punjab). Whilst Jaswant is at work she looks after their home and children. They have a son and a daughter - both living with them. The son aged 15 years (1984) works in a poster shop in Sadar. He got this job through one of his friends who works in the same shop and also lives in Motia Khan. Jaswant's son did not receive any education because his father could not afford to send him to school at the time. Their daughter, aged 8 years (1991) is in standard 3 at Aram Bagh school.

- The previous report stated that they have 2 daughters and a son. The elder daughter is married so her name is being omitted from this questionnaire.

Pre-migration contact with the city

One of Jaswant Singh's uncles was living in Delhi when he migrated.

Experience of adaptation in the city

While working for the Marquee Company, Jaswant got to know about Motia Khan and moved there in 1981. At the time most land in Motia Khan was lying vacant, so he built his house (jhuggi) where he thought appropriate and did not have to pay anyone for the land. One of his main reasons for moving to Motia Khan was that he could no longer afford to pay the rent for his previous room. Having said this Motia Khan is not as clean or safe as the other areas he has lived in Delhi.

After moving to Motia Khan, he found this present job in one of the shops on Desh Bandhu Gupta Road. He got this job through one of his relatives. With this present job, he earns enough to meet his and his family's needs and even manages to save a little money every day.

Traditional links

He visits his parents in Uttar Pradesh once a year and also keeps in touch with his in-laws in Ludhiana.

NAME: Kallu	AGE: 55 Years
HOUSE No.: C5B-146	SEX: Male

The worker's perspective

Kallu is a *madari* (street performer playing tricks with tamed monkeys). Although he can work anywhere in Delhi with his performing monkey's he prefers to work in nearby residential areas and public places such as India Gate and Appu Ghar (an amusement park). Although Kallu wants to move out of Motia Khan because it's unhygienic he does not want to move very far from Motia Khan because it will be difficult for him to carry his monkeys around in the bus.

History of migration and occupation

Kallu arrived in Delhi 30-40 years ago with his parents and other madari families. On arrival he lived in jhuggi's in Navi Karim and a number of other areas (i.e. New Delhi Railway Station, Gautam Nagar, Panchquin Road and Cycle Market) in Delhi before moving to Motia Khan in 1980. He inherited his skills of performing monkey shows from his father/grandfather.

History of education and skill development

Kallu did not gain any formal education but since childhood has been trained as a *madari*.

History of family and their migration, occupation and education

Kallu was a bachelor on arrival in Delhi and got married in Motia Khan through an arranged marriage. His wife who is from Lucknow looks after the house and their family. They have six children – 3 sons and 3 daughters – all of whom live with them. The sons, aged 5,8 and 10 (in standards 1,3 and 5 respectively) go to the Primary School in Motia Khan JJC. Their daughters, aged 1 and a half, 3 and 4 are not at school yet.

Kallu is training his sons to follow in his tradition. He argues that he cannot afford his children's higher education, which they would need to get a good job.

Pre-migration contact with the city

Kallu did not have any contact in Delhi before moving but travels with a community of Madaris.

Experience of adaptation in the city

When Kallu's family (along with other families who came to Delhi with them) were living in Cycle Market, and the DDA forced them to vacate that area. The majority moved to Motia Khan, which was nearby. Each family built their own jhuggi on vacant land. As the land did not cost them anything the only expense they incurred was on building materials for their houses. Kallu is currently earning enough money to meet his needs, but does not save much. The earlier locations he lived in were safer and cleaner than Motia Khan.

Traditional links

Kallu came to Delhi to earn a living. He visits his village once a year.

NAME: Kailash Devi	AGE: 45 Years
HOUSE No.: C5B-339	SEX: Female

The worker's perspective

Kailash Devi works as a housemaid for five households in nearby residential areas. She has no problem commuting to work because all the households she is working for are in walking distance. It does not take her more than 20 minutes to reach a house (she is working for) from her jhuggi. She wants to move away from this site because she feels unsafe and the area is unhygienic. Moving to a new area would not really affect her work because, she says, she can find new households wherever they are relocated.

History of migration and occupation

Kailash Devi was born and brought up in Delhi. Before moving to Motia Khan, she lived in rented accommodation in Sultan Puri and then Mangol Puri. Her and her husband moved to Motia Khan about 20 years ago (1979).

This is her first job though she works for five separate families. Earlier her husband used to support the family as a casual labourer, but he now suffers from Tuberculosis so stays at home.

History of education and skill development

Kailash Devi has never been to school. (See comments under Amit)

History of family and their migration, occupation and education

Kailash Devi lives with her husband and a daughter who goes to school in Aram Bagh. Their daughter was born in Motia Khan. They also had a son who died in the fire of 1990. He was born when they were living in Mangol Puri.

Pre-migration contact with the city

Not applicable.

Experience of adaptation in the city

They moved to Motia Khan with the help of a friend, as they could no longer afford to rent their previous jhuggi. After a few years her husband fell ill and since then she has been the only earning member of the family. With her present job, they just about manage to meet their needs but they cannot save any money. The earlier locations they lived in were a lot safer and cleaner than Motia Khan.

Traditional links

They keep in touch with their parents and other families (in their relation) in Delhi.

NAME: Lal Chand	AGE: 30 Years
HOUSE No.: C5B-476	SEX: Male

The worker's perspective

Lal Chand works as a salesman in a *bidi* (a lower grade cigarette) company (called Telephone Bidi) in Sadar Bazar. He supplies *bidis* to the commercial establishments in and around Motia Khan JJC. He also works on publicity campaigns for the same company. It takes him 20-25 minutes to commute to work which is very convenient. He is happy with this job, but feels unsafe and frustrated with the unhygienic conditions in Motia Khan. He wants to move to a new area, preferably Rohini or Papankalan, which he knows will definitely affect his business, as he will be travelling a longer distance to work, but at least he'll be living in a cleaner environment.

History of migration and occupation

Lal Chand was 6 years old when his mother brought him to Delhi in 1975. His father had already moved to Delhi a couple of years earlier. On arrival they lived in a jhuggi in Steel Market but in 1981 were forced off the land by the DDA and moved to Motia Khan. Lal Chand has a younger brother (now 18 years old) born in Motia Khan who is handicapped. Lal Chand's mother is now separated, but lives in Motia Khan. Lal Chand's got his current and only job since arriving in Delhi through his father who also works for the same company.

History of education and skill development

Before arriving in Delhi, Lal Chand studied up to 2nd standard. After arriving in Delhi he completed his primary education.

History of family and their migration, occupation and education

Nothing to add

Pre-migration contact with the city

Nothing to add

Experience of adaptation in the city

When Lal Chand and his family were forced off Steel Market and moved to Motia Khan they moved onto land which they did not have to pay for. Lal Chand currently earns enough money to meet his needs.

History of voluntary roles

When Lal Chand's and his family lived in Steel Market his father was the pradhan (president) of approximately 350 jhuggi's, today in Motia Khan he is the pradhan (president) of a local organisation within the cluster.

Traditional links

Lal Chand's family came to this city to earn a living. The family visits their village in Rajasthan once a year.

NAME: Mehboob	AGE: 32 Years
HOUSE No.: C5B-483	SEX: Male

The worker's perspective

Mehboob works as a salesman for a matchbox factory. He complains about the Motia Khan area being dirty, but says he will move if everyone else does. He didn't answer the question on the effect on his business if they move out of Motia Khan.

History of migration and occupation

Mehboob was born in Delhi. Before moving to Motia Khan in 1992, he lived in a rented house in Navi Karim

History of education and skill development

Mehboob never went to school. (See comments under Amit)

History of family and their migration, occupation and education

Mehboob is married with 3 daughters and 4 sons – all living with him. His wife is also from Delhi and looks after the house and their family.

Pre-migration contact with the city

Not applicable.

Experience of adaptation in the city

One of Mehboob's brothers was already living in Motia Khan before he moved there in 1992. One of the main reasons why he moved to Motia Khan to live in a jhuggi was that he could no longer afford to pay the rent in his previous house in Navi Karim. With his current job, he just about manages to meet his family's needs. The living environment in Navi Karim was safer and cleaner than Motia Khan.

Traditional links

They keep in touch with their parents in Delhi.

NAME: Aarti	AGE: 32 years
HOUSE No.: C5B-326	SEX: Female

The worker's perspective

Aarti runs a shop at home with her husband. She did not say much about the area, but says if everyone moves, she and her family will also move. It won't really affect her business, she says, because they can open a shop wherever they end up living.

History of migration and occupation

Aarti, along with her husband and a son, came to Delhi from Calcutta 14 years ago (1985) and have always lived in Motia Khan. One of her husband's friends then living in Motia Khan, helped them get a jhuggi in the slum. Her husband used to work in a light factory in Karol Bagh but since last Diwali has been out of work and now helps to run the family shop.

History of education and skill development

None. (See my comments under Amit.)

History of family and their migration, occupation and education

When the family arrived in Delhi in 1985 they had a 3 year old son but he later died. Today Aarti and her husband have a daughter and son. Their daughter was born in Calcutta (wife went back to Calcutta for delivery) and son in Motia Khan. The daughter, aged 9 years goes to school in Aram Bagh. She is studying in standard 4, their son is 2 years old.

Pre-migration contact with the city

When they arrived in Motia Khan one of Aarti's husband's friends living in Motia Khan gave them his own jhuggi free and built another one for himself.

Experience of adaptation in the city

With the present job, they just about manage to meet their family's needs.

Traditional links

Aarti came to Delhi to earn a living. Once a year when her daughter is on school holiday she visits her family in Calcutta.

NAME: Titu	AGE: 51 Years
HOUSE No.: 117	SEX: Male

The worker's perspective

Titu is a blacksmith, he finds scrap metal from Lal Kuan (in Old Delhi) and makes small household objects like bowls which he sells as finished products back to Lal Kuan which is about 25-30 minutes walk from Motia Khan. He works from home and is happy with his job but frustrated with poor conditions on site (i.e. no infrastructure and unhygienic surroundings). Although he wants to move to a new area to get better facilities and a cleaner environment he would not want to move too far from Motia Khan because it would affect his business.

History of migration and occupation

Titu came to Delhi 35 years ago from Alwar with his father. On arrival they lived in a rented house in Naraina where he started working at 15 as an apprentice blacksmith in a factory. In 1980, they moved to Motia Khan.

History of education and skill development

Nil. (See comments under Amit)

History of family and their migration, occupation and education

Titu came to Delhi with his father. He got married in Delhi and has 3 daughters who live with him.

Pre-migration contact with the city

One of Titu's uncles was already living in Delhi before they arrived.

Experience of adaptation in the city

Titu and his father did not know anyone in Motia Khan before moving. One of the main reasons for moving to Motia Khan was that they could no longer afford to rent the house they were living in near Lal Kuan. Secondly, Motia Khan was closer to the city centre than Lal Kuan. The earlier location they lived in was a lot safer and cleaner than Motia Khan.

Traditional links

Titu moved to Delhi to earn a living. He does not go home to Alwar his village anymore.

NAME: Om Prakash Yadav	AGE: 45 Years
HOUSE No.: B-1	SEX: Male

The worker's perspective

Om Prakash Yadav runs a shop at home. He was not concerned with the prospect of moving from Motia Khan though would prefer to stay because he would have problems finding a new job on a new site.

History of migration and occupation

Om Prakash Yadav came to Delhi alone in 1982 from Allahabad. On arrival he lived on Joshi Road with his brother who came to Delhi 5 years earlier. Om Prakash got a job as a milk supplier through his brother who worked for the same firm. Their employer gave them a free room to live in at work. Later he bought a teashop in Motia Khan for Rs 300 and now lives in Motia Khan.

History of education and skill development

Om Prakash Yadav went to school until standard 8 before moving to Delhi.

History of family and their migration, occupation and education

Om Prakash came to Delhi as a bachelor and went back to Uttar Pradesh to have an arranged marriage. They have 3 daughters and a son who all live with them. The two elder daughters, aged 7 and 11 go to school in Aram Bagh. They are in standard 3 and 5 respectively. Their son is 5 years old and is in standard 1 at the same school. Their youngest daughter is only a year old. All their children were born in Motia Khan.

Pre-migration contact with the city

Om Prakash Yadav's brother who was already living in Delhi before he arrived helped him find accommodation and a job.

Experience of adaptation in the city

While working as a milkman, Om Prakash Yadav bought a shop in Motia Khan through his brother. He then built a jhuggi on free land adjacent to the shop in Motia Khan where he now lives. With his current job, he earns enough to meet his family's needs. But cannot save anything. The earlier location he lived in was a lot safer and cleaner than Motia Khan.

History of voluntary roles

Om Prakash Yadav is the Block President Congress Sewa Dal Adhyaksh - Manak Pura.

Traditional links

Om Prakash Yadav came to Delhi to earn a living. He rarely visits Allahabad now as his three brothers all now live in Delhi, two in Motia Khan and one in the Trans Yamuna area.

NAME: Amit	AGE: 25 Years
HOUSE No.: C5B-330	SEX: Male

The worker's perspective

Amit works as a salesman for a matchbox factory. He is happy with the job but not with the place he lives, as he feels unsafe and it is unhygienic. He wants to move to a new area, which he knows will definitely affect his business, as he will be travelling a longer distance to work.

History of migration and occupation

Amit was born in Delhi. He came to Motia Khan 5 years ago. He has worked with the same factory since starting work. He found this job through a friend. Amit has always lived in a rented house in Delhi.

History of education and skill development

None.

History of family and their migration, occupation and education

Amit is married with 2 daughters who are all living with him. Both the daughters were born in Motia Khan. The elder one, aged 5 years, goes to Aram Bagh school and is in standard 1. The younger one is only 3 years old.

Pre-migration contact with the city

Not applicable.

Experience of adaptation in the city

Before moving to Motia Khan, Amit lived with his wife in rented house in Sultan Puri. However with increased rents they were forced to move to Motia Khan. With his current job, he earns enough to meet his family's needs but can not save. The earlier locations he lived in were a lot safer and cleaner than Motia Khan.

Traditional links

He visits his parents who live in Delhi regularly.

