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<b>Typology of land tenure and property rights in New Delhi</b>																		
0 percent <span style="float: right;">100 percent</span>																		
High Security																		
<b>Degree of security in practice</b>																		
Low security																		
<b>Tenure category (Please indicate)</b>																		
<b>Property rights</b>	Pave ment dwell ers	Night Shelter ( <i>Rain Basera</i> )	JJ Clusters	Non Notified Slums	Refugee Camps	Notified Slums	Urban Village Extended Residential Zone ( <i>Phirni</i> )		Urban Village Residential Zone ( <i>Lal Dora</i> )		Unauthorized Colonies ( <i>Kachhi Colony</i> )		Regularised Unauthorised Colonies		Leasehold in Planned Colonies		Freehold in Planned Colonies	
							Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner
Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Occupy			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Restrict		\ <sup>1</sup>			X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dispose / Buy / Transfer							X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>
Inherit							\*	\*	\*	\*	\*	\*	\*	\*	\*	\*	\*	\*
Develop/ improve			X	X		X	X	X	X	X	X	X	X	X	X	X	X	X
Cultivate/produce							X*	X*	X*	X*	X*	X*	X*	X*	X*	X*	X*	X*
Sublet							X	X	X	X	X	X	X	X	X	X	X	X
Sublet and fix rent							X	X	X	X	X	X	X	X	X	X	X	X
To access services												X	X <sup>2</sup>	X	X	X	X	X
To access formal credit																X <sup>3</sup>	X	X
Key:	X Right available equally to men and women \ Right available to men only / Right available to women only																	
Notes:-																		
\ <sup>1</sup> Women safety is a major concern with several reported cases of molestation and sexual assault in government run night shelters																		
\* Despite several amendments in inheritance laws, there still exist social hurdles that prevent women from asserting their inheritance rights																		
X <sup>1</sup> Properties in Urban Villages can only be bought by villagers legally, but industrialists buy land through power of attorney at substantially higher rates, but still at a huge discount to the Municipal area																		
X <sup>2</sup> Provision of services is a challenge since these colonies did not follow master plan and/or zonal plan regulations.																		
X <sup>3</sup> Financial institutions require additional documentation to give loan against a leasehold property, compared to a freehold property where obtaining a loan is more likely and simpler																		
X* Properties in Phirni and Lal Dora (Urban Villages) are exempt from municipal regulations and hence enjoy greater relaxations in terms of land use and permissible activities																		

## References :

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