

DD MPD Rg NO
629 dt. 1.6.12

123



Director (Plg.) MPD-2021

Dy. No. 852

Date 31.5.12

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Sub: most essential requirements of Delhi

Ref: No. CM/PG/VIP/2012/1879-80 dt. 24.5.12 from

Addl. Secy. to C.M. GNCTD

Addl. Secy to Chief Minister, GNCTD vide letter dt. 24.5.12 has forwarded the letter of Sh. R.G. Gupta, town planner along with annexures for consideration and appropriate necessary action.

Sh. R.G. Gupta, vide his letter dt. 11.5.12 has submitted a policy note regarding Plg of unauthorised colonies, re-planning of old regularized colonies, Re-planning of Urban and rural Villages & census towns, resettlement colonies, in-situ development of J.J. clusters, slum areas and development of Parking Areas. He has further stated that "City planning channel" in Delhi/NCR under Public Private Partnership (PPP) can be started if, Delhi Govt help in financing the project.

The report consists of background about Delhi city, references of various govt. orders and regulations issues for unauthorised colonies and requirement of different type of infrastructures including Housing etc. by 2021.

All the above issues has already been addressed in M.P.D-2021, However it may be seen by MP&E unit or M.P.R Unit to comment on the P.U.C. and further reply if required.

Diff(MP)

This is regarding
unauthorised colonies.

[Signature]
6/6/12
(RAMESH KR JAIN)
Dy. DIR. (MP)

AC (MPD-2)

[Signature]
12/6/2012

[Signature]
11/06/12

we may discuss
[Signature]
13/6

AD (PL) III

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 1-108
Dated 31.5.12

Director (Plg.) MPR/TC
D.D.A. Vikas Minar N. DELHI-2
Dy. No. 1-108
Dated 31.5.12



AC (PLG) MPPR
Diary No. 491
Date 31/5/12



सत्यमेव जयते

CHIEF MINISTER OFFICE

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GOVT. OF NATIONAL CAPITAL
TERRITORY OF DELHI
DELHI SECRETARIAT, I.P. ESTATE
NEW DELHI-110002

DD (MP)'S Office

Diary No. 629

Date 1-6-12

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31/5/12

Please find enclosed letter dated 11-05-2012, along with its enclosure, from Sh. R. G. Gupta, Coopted Member, Bureau of Legislative Studies, Delhi Vidhan Sabha regarding essential requirements of Delhi. He has also submitted a "Policy Note" on the issue and wants to start "City Planning Channel" in Delhi/NCR under Public Private Partnership (PPP).

A Copy of this letter has also been forwarded to Pr. Secretary, Urban Development, GNCTD.

The reference is being forwarded for consideration and appropriate necessary action.

उपाध्यक्ष कार्यालय
आदेश सं. 1455-DA
दिनांक 28/5/12

regards,

(Dr. Pooja Joshi)

Adl. Secy. To C.M.

Vice-Chairman, D.D.A

No. CM/PG/VIP/2012/1879-80

Dated: 24/5/12

Com(8/5)-11

30/5/12

A. Kumar
for M.A.

30/5/12

DD(MA)

31/5

M. send copies to Comd unit
DD(MM)
31/05/12



Date _____

11.05.2012

R.G. Gupta (M:-098110-18374)
City / Policy Planner

Hon'ble Chief Minister – Delhi

IIIrd Level, 'A' Wing, Delhi Secretariat,
I.P.Estate, New Delhi – 110002

Tel.No. 011-23392020; 23392030 E-mail: cmdelhi@nic.in

SUB:-MOST ESSENTIAL REQUIREMENTS OF DELHI

1. Planning of about 1600 new unauthorized (Residential & Industrial) Colonies:
2. Re-planning of 600 old regularized colonies.
3. Re-planning of 369 Urban Rural Villages & Census towns.
4. Re-planning of re-settlement colonies.
5. In situ development of Jhuggi clusters .
6. Hundreds of Slum areas of Delhi specially in Zone A, B, C, E, etc.
7. Development of parking areas in different parts of Delhi.

Respected Mam,

After working for 50 years on various levels of Policy/City Planning in DDA; Delhi Administration, AMDA; NCR-Planning Board; Parliament and GGSIPU; I think, that I have good knowledge of Planning with maximum records of Delhi especially maps from 1867.

I have prepared a policy note of 14 pages and enclosed. I will like to give a presentation if permitted. I want to start "City Planning Channel" in Delhi / NCR under Public Private Partnership and can be successful if Delhi Govt. helps me in financing the project.

Best regards with folded hands,

R.G. Gupta, (M: 98110-18374)
City / Policy Planner – Ex. A. Commr. Plg. DDA
E-mail: ram_gopal_gupta@yahoo.co.in

Encl: Policy note of 14 pages

Planning of Sub Standard Areas (Residential, Industrial & Commercial) of Delhi

1. Planning of about 1600 new unauthorized (Residential & Industrial) Colonies:
 2. Re planning of 600 old regularized colonies.
 3. Re planning of 369 Urban Rural Villages & Census towns.
4. Re planning of re-settlement colonies 18 developed upto 74 ; 16 between 75-80 and 9 between 81-86 and few after 87.
5. In situ development of Jhuggi clusters on the existing sites.
6. Hundreds of Slum areas of Delhi specially in Zone A, B, C, D, E, F etc.
7. Development of parking areas to control the problems of commercial, Residential & Industrial Areas.
8. Based on various policies and surveys conducted so far along with different types of infrastructure (Physical, Social, Circulation, Economic, Ecological & Emergency).

The entire Planning (physical, financial & time) to be completed by December 2013, simultaneously, Trunk Infra. by Central & State Govt., & Peripheral + Internal by beneficiaries & surpluses from land uses.

R. G. Gupta (M: 9811018374)
Policy / City Planner
Email: ram_gopal_gupta@yahoo.co.in
UPS Campus ; Block A; Preet Vihar ; Delhi 110092.

Delhi is an Area of 148300 hect. with a break up of; (i) 89671 hect. built up and with natural features, (ii) 10,000 hect. for disposal of Solid Waste generated, (iii) 10,000 hect. for Metro; Utilities & services and (iv) 11,000 hect. for Agriculture zone.

Delhi is also the most beautiful city of India. It has many natural features such as (Forests, Wild Life Sanctuary, Ridges, River Yamuna, Water bodies and drains in an area of 19509.1 hect. (13.165%) and Agricultural including farm houses etc. in a total area of 30509.1 hect. or 20.58%.

In a total area of 777 hect. Delhi has 4 Ridges namely - (1) Northern Ridge 87 Ha., (ii) Central Ridge 846 Ha., (iii) South Centre Ridge (Mehrauli) - 626 Ha. and (iv) Southern - 6200 Ha. i. e. a total of 7777 hect. It has good planning norms for recreational areas: (i) City Park each for 10 lakh population in 100 Ha., (ii) District Park each for 5 lakh in 25 Ha., (iii) Community Park each for 1 lakh population in 5 Ha. It has 630 Monuments which provide a lot of green spaces.

REGULARIZATION OF SUB STANDARD AREAS

(Unauthorised colonies; villages, slum areas etc.)

PREFACE

Due to least and slow development of urban areas in Delhi, specially during last 5 years, there is a large gap between Demand & Supply. The result is that 70% population of Delhi live in Sub-Standard areas, names already given.

In the last 5 decades many planning policies/ decisions were formulated and taken from time to time. The First policy came into existence on 19-07-1961 followed by 14-3-1963, April 1966, 28-12-1966, March 1969, December 1972, August 1974, 16-2-1977, 22-3-1977, 2-5-1977 etc. The latest policy on the subject is of 24th. March, 2008. List is given in Appendix no.1.

PROPER DEFINITION OF REGULARIZATION

Regularization means not only making a wrong or right list, & declaration of regularization but also many other things, which are important and necessary.

1. Preparation of Plans:

- i. Land use as per NCR Plan of 2005 and Master Plan of 2021 AD;
- ii. Trunk Infrastructure (Physical, circulation, Social, Economic, Ecological& Emergency) as per MPD-2021 AD & Zonal / Sub Zonal Plan of various zones.
- iii. Detailed plans showing Trunk, Peripheral & Internal Infrastructure.
- iv. Approval of the layout plans under D.D. Act / MCD Act.
- v. All other details as required as per the latest order dated 24-3-2008.

2. IMMEDIATE ACQUISITION OF LAND FOR TRUNK INFRASTRUCTURE & FOR OTHER ESSENTIAL IMPORTANT FACILITIES AT MASTER PLAN LEVEL.

- 2.1 Physical Infrastructure:- Water, Sewerage, Drainage, Solid Waste Management, Power, Tele-Communication.
- 2.2 Circulation Infrastructure – Master Plan & above roads along with ROB, RUB, Cloverleaf; Railways, MRTS (Metro at surface, minus & elevated level).
- 2.3 Social Infrastructure- Health, Education, Security, Safety, Justice, Recreation and Shelter.
- 2.4 Ecological Infrastructure- To stop & control water, air, noise and soil pollution; specially to control Public health.
- 2.5 Economic Infrastructure – CBD; District Centre, Sub-District Centre, other formal and informal markets; Wholesale Market and various Industrial areas.
- 2.6 Emergency infrastructure- Earth quakes; Volcanoes etc;

3. PLANNING AS PER MPD-2021 AD NORMS AND AS PER IMPORTANT PLANNING INSTRUMENTS WHICH ARE THE BEST & TO BE USED BY THE PUBLIC AT LARGE.

- 3.1 Always honor NCR, Sub NCR and Master and Zonal Plans.
- 3.2 Also honor, Land policy, Land use policy and Planning legislation.

VARIOUS GOVT. ORDERS ON REGULARISATION OF UNAUTHORISED COLONIES

1. Ministry of Works, Housing & Urban Development (Notification) dated: 18.2.1961.
2. Delhi Development Authority, New Delhi, dated 13.4.1967
3. Ministry of Works, Housing & Supply (Development of Work & Housing, New Delhi, 14.6.1967.
4. Govt. of India, Ministry of Works, Housing & Supply, Department of Works & Housing , dated 1.8.1967.
5. Development of Delhi, New Delhi, dated 8.3.1968.
6. Govt. of India, Ministry of Health, Family Planning and Urban Development Department of Health & Urban Delhi. No. 21017 (9) 67-UD, New Delhi, dated 10.6.1968.
7. Govt. of India, Ministry of Health, Family Planning and Works, Housing & Urban Development (Department of works, Housing & Urban Development) New Delhi, dated 11/13.5.1970.
8. Govt. of India, Ministry of Health, Family Planning and Works, Housing & Urban Development (Department of works, Housing & Urban Development) dated 10.8.1970.
9. Govt. of India, Ministry of Health, Family Planning and Works, Housing & Urban Development (Department of works, Housing & Urban Development) dated 29.12.1970.
10. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & Housing, New Delhi, dated 16/25.1971.
11. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & Housing, New Delhi, dated 5th September 1972.
12. Delhi Development Authority, No.F. 3 (186) 70-M.P., New Delhi, dated 11.11.1972.
13. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & Housing, New Delhi, dated 30.12.1972.
14. Govt. of India, Ministry of works & housing (Nirman aur Awas Mantralaya) No. 21023 (4) 66.UDI, New Delhi, dated 5.6.1973.
15. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & Housing. No. K-13012 (2) 172-UDI, dated 10.4.1974.
16. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & housing. No. K-13012 (2) 172-UDI, dated 27.4.1974.
17. Govt. of India, Ministry of Works & Housing (Nirman aur Awas Mantralaya) No. K-13011 (9) / 72-UDI, New Delhi, dated 14.5.1974.
18. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & Housing , No. K-13011/12/72-UDI, dated 28.12.1974.
19. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & Housing , No. 21023/24/66-UDI, New Delhi, dated 16.1.1975.
20. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & Housing , No. K-13011/12/73-UDI, New Delhi, dated 18.2.1975.
21. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & Housing , No. K-13012/1/70-UDI, New Delhi, dated 29.3.1975.
22. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & Housing , No. K-11016/65/72 – UDI. New Delhi, dated 3.4.1975.
23. Govt. of India, Nirman aur Awas Mantralaya/Ministry of Works & Housing , No. K-130114/74 – UDI. New Delhi, dated 9.12.1975
24. Govt. of India, Ministry of Works & Housing, New Delhi, dated 11.12.1975.
25. Govt. of India, Ministry of Works & Housing No. K-12014/6/75 – UDI, New Delhi, dated 11.12.1975

**FOR THE DEVELOPMENT OF SUB STANDARD AREAS THE MOWH
APPOINTED A GROUP IN FEB 1979; WHICH MADE FOLLOWING
RECOMMENDATIONS: -**

- i. The two Project Report for development of sub-standard areas prepared by the DDA involving an investment of about Rs. 110000 lacs, spread over a period of 10-20 years, be accepted as a desirable objective;
- ii. Taking into account financial constraints, at least the core sector of the plan involving an investment of Rs. 42000 lacs, spread over a period of 10 years, should begin to be executed immediately.
- iii. For this purpose, there was a need for creating a revolving fund of Rs. 4500 lacs to be divided between the DDA and MCD in suitable proportion by Govt. taking into account the functions assigned to each.
- iv. The entire cost of development may be borne by the beneficiaries ultimately and recovery of development charges from them must, be ensured for which necessary legislative changes in the Delhi Municipal Corporation Act and Delhi Development Act, should be brought about so that recovery may be effected, if necessary, as arrears of land revenue.
- v. The Planning, evaluation and monitoring functions for execution of the plan, including functions relating to planning of acquisition of land, funding by way of raising capital from public and private sources and the utilization of land, capital and labour and their distribution between various implementing agencies, may be done by the DDA.
- vi. Execution of the project may, however, be carried out by the MCD and the DDA within their respective areas of operation subject to the following: -
 - a. The MCD would continue to have overall responsibility for provision of trunk services throughout the Union Territory besides maintenance of services;
 - b. The DDA would be responsible for Trans-Yamuna areas, unauthorized colonies, Rural & Urban Villages and Narela.
 - c. The MCD would be responsible for slum areas, including the Walled City and Resettlement Colonies.
 - d. The DDA should prepare a detailed housing programme and the MCD a detailed programme for city-wise services which would also cover the services of sub-standard areas. International financial institutions such as International Bank for Reconstruction and Development, United Nations Development Programme etc. be tapped as possible sources of finance like Madras and Bombay.
 - e. Delhi Administration should transfer to thrust the development in Delhi from existing developed areas to the undeveloped areas within the entire Union Territory of Delhi.

In the end, the Working Group would like to place on record its appreciation of the good work put in by the then Shri R. G. Gupta Director (City Planning), DDA (the under signed) in preparing a series of Working papers and conducting the necessary exercises helping in the preparation of the final plan.

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ii. To retain their existing houses village should be free to do so provided they limit the building height to a maximum of 15 M. The existing exemption of construction should continue under supervision of registered architect.

iii. Plot size	Ground coverage	Far	Subject to conditions
2000-3999 sq.m	40%	400/250	given below
4000 sq.m & above	40%	500/300	-do-

Conditions:

a) Minimum of 12 m wide road will be provided. Where land for road-widening is surrendered (free of Cost) from the plot area, the permissible FAR will be proportionately increased as TDR incentive.

(b) Other infrastructure norms—as prescribed in the Master Plan for Delhi with the exception that minimum set-back of 3m should be provided on all sides.

© Car parking norms – as prescribed in the Master Plan for Delhi. Multi-level underground parking in basement up to the envelop-line.

iv. Left over requirement of parking by constructing multi-storied parking lots

v. Villages should plan for maximum possible commercial space and would apply to commercial structures as well,

vi. In Extended Lal Dora areas, the list of permissible land-uses should include group housing, commercial centers, specialized institutions, non-polluting, non-nuisance creating House-hold industries and recreational/amusement parks.

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For non-residential purpose except those covered under the mixed land use regulations.

Inhabited by affluent sections

PROCEDURE FOR REGULARIZATION

Residents' Society

Following Functions:

- 4.2.1 To liaise with the concerned agency
- 4.2.1.2 To prepare through an Architect/ Town Planner, the existing layout plan of the colony.
- 4.2.1.3 To be submitted by the Resident Society.
- 4.2.2 To complete list of members.
- 4.2.3 No obligation to allot alternate sits/ flats
- 4.2.4 GNCTD shall determine the development charges/ processing fee.
- 4.4 Once sanctioned, a printed authenticated copy by the Residents society to all its members.
- 4.5.1 Documents to be submitted.
- 4.5.2 Information required to be furnished on Existing/ Proposed Layout Plan.
- 4.5.3 Undertakings

5. STEPS / PROCEDURE TO BE FOLLOWED BY LOCAL BODY/ DDA / GNCTD

- 5.1 A Separate Cell to be created in the local bodies/ DDA/ GNCTD
- 5.2 Within two months will complete the scrutiny
- 5.3 Simultaneously, GNCTD will finalize the boundaries of each identified colony.
- 5.4 GNCTD to formally forward the layout plan to Local Body.
- 5.5 Lay-Out Plan approved by the competent authority.
- 5.6 Local body to refer the case to GNCTD for regularization DDA for land use.
- 5.7 Formal orders only after completing
- 5.8 The cost of land shall be collected by Local Body/ DDA on behalf of land owning agency.
- 5.9 Penalties to be collected by Local Body DDA
- 5.10 GNCTD may commence the development works and augmentation of infrastructure.
- 5.11 The entire process with six months formal regularization after effecting change in land.

	iii) District Jail	4
	iv) District office and battalion	1 for each administrative zone
	e. Socio-cultural facilities	
	i) Recreational Club	18
	ii) Socio Cultural Activities Centre	90
	iii) Exhibition sites	2 sites in Urban Extension
	f. Other community facilities	
	i) Old Age Home	18
	ii) Working women hostels	18
	iii) Night Shelters	18
	iv) Care centre for mentally and physically challenged	18
	v) Adult Educational centres	18
	vi) Orphanage	18
	vii) Science Centre	9
	viii) Religious Premised	
	At sub city level in urban extension	9
	i. Cremation grounds	18
	. Cemetery / burial grounds	9
5.	TRADE AND Commerce	
	a. Metropolitan City Centre	
	i) Preparation of integrated schemes & specific projects	2
	b. District Centre /Sub CBD	
	i) Upgradation of existing areas	10
	ii) Under implementation	13
	iii) New locations in urban extension	To be located along major arterial road as per norms.
	c. Community Centre	
	i) Upgradation of existing areas	40
	ii) Under implementationin DUA-81	13
	iii) New locations in urban extension	To be located along major arterial road as per norms.
6.	ENVIRONMENT	
	New landscape / Recreational area	
	i) City Park	9
	ii) District Park	18
	iii) Community Park	90
	iv) City multipurpose ground	9
	v) District multipurpose ground	18
	vi) Community multipurposes ground	90
	vii) Divisional Sports Centres	9
	viii) District Sports Centres	18
	ix) Community Sports Centre	90

Census finds over 10% of Delhi has no toilets

TIMES INSIGHT GROUP

New Delhi: East Delhi does as well or better than Central Delhi on most indicators, recent census data has revealed. The area has the highest proportion of houses with a toilet inside the premises and a substantial coverage of its piped sewerage system. Though Central and New Delhi do slightly better than East Delhi, their population is negligible compared to that of the east. Just 10% of rural Delhi, however, has piped sewerage.

Over 10% of Delhi still has no toilet, even though this number has been halved over the last decade. In New Delhi, the district that houses Parliament and most VIPs, one in every five persons has no toilet and uses a public toilet, indicating that a substantial slum population still exists in the district, said Varsha Joshi, director of Census Operations, National Capital Territory of Delhi.

LPG use has doubled in Delhi over the last 10 years and is now the predominant fuel used for cooking, while electricity is the primary source of lighting for almost 100% of the population.

Some 37% of Delhi still owns no vehicle. A fifth of households own cars, 40% own a two-wheeler and 30% own a bicycle, with some overlap between these categories.

"There has been very little change in the proportion of families who do not own a vehicle," Joshi said. Car ownership is highest in West Delhi and East Delhi, while over half of Central Delhi owns no vehicle.

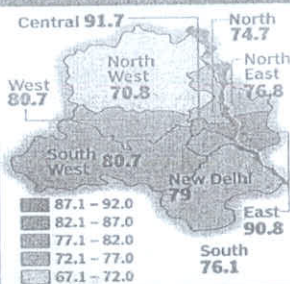
Telephone ownership has predictably skyrocketed in Delhi, going from 35% in 2001 to 81% in 2011, and is well spread across districts, as is television ownership which is now close to 90%. Computer ownership is just under 30%, and closer to 40% in East Delhi and New Delhi.

Despite the declining significance and low population of these two central districts, important services remain

FLUSH OF GROWTH

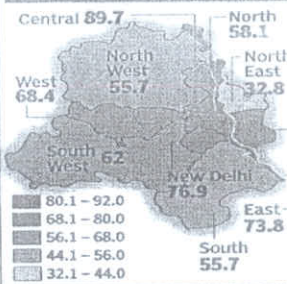
Households that have drinking water facility within the premises

(Figures in %)



Households having flush/pour flush toilets connected to piped sewer system

(Figures in %)



Vehicle ownership per district

District	Bicycle	Scooter/motorcycle/moped	Car/Jeep/Van	No mode of transport
North	25.9	36.1	14.5	44.0
Northwest	32.2	36.1	20.9	38.8
West	28.8	41.8	25.7	34.5
Southwest	35.5	39.6	22.8	33.0
South	27.3	37.0	21.9	37.1
East	29.1	45.9	24.7	33.6
Northeast	36.3	38.6	9.5	38.0
Central	15.0	34.1	18.3	52.9
New Delhi	36.3	33.8	23.9	34.1
NCT	30.6	38.9	20.7	37.1

(All figures in %, denote households that own any of the vehicles)

In New Delhi, the district that houses Parliament and most VIPs, one in every five persons has no toilet and uses a public toilet, indicating that a substantial slum population still exists in the district

geographically concentrated here: New Delhi and Central Delhi have the highest ratio of schools and colleges, and hospitals, to their popula-

tion, despite the population explosion that has taken place in the city's peripheries.

Across Delhi, both very large and very small households are tapering off, making the nuclear family the Delhinorm.

"Delhi's improved adult sex ratio and the drop in the number of one and two-member households seems to be indicating a reduction in single male migration to the city," said Joshi. About 70% of households have just one married couple, and 3, 4 and 5-member households have become more common. Close to a third of households have just one dwelling room.