

AC (PLG) MPPR

Dairy No.....1206

Date.....21/08/12

355

Commr. (Plg) - II

Despatch.....I-645

Date.....30/8/2012

No. K-12011/4/2011-DD.IB (UDM Dy.no. 3833/2012)

भारत सरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dated, the 29th August, 2012

To

✓ 1. The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA, New Delhi.

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No.....L-91
Dated.....21/9/12

2. The Director
National Institute of Urban Affairs
1 & II floor, Core 4-B India Habitat Centre,
Lodhi Road, New Delhi-110003

Subject: DDA Review of MPD-2021 - Permission for utilization of
School premises in Delhi for Teacher Training Programs after
school hours.

Sir,

I am directed to forward herewith a copy of representation dated
11/8/2012 received from Independent Schools' Federation of India
(Regd.), Delhi on the subject cited above.

It is requested that the issues raised/suggestions made therein
may please be taken into consideration for the on going review of
MPD2021.

Yours faithfully,

(S.K. Sarkar)

Under Secretary to the Govt. of India

Tel.No.23061681

Encl. as above:

प्राप्त कार्यलि.
उपरी सं. 2301-B
दि. 29/8/2012

शुभ
4/9

AD(R) III

Ac (MPPR)



Independent Schools' Federation of India (Regd.)

An Association of schools affiliated to C.I.S.C.E. and C.B.S.E. all over India
Office : F-125, A&B, Aditya Arcade, Community Centre, Opp. CBSE, Preet Vihar, Delhi-110092.
Mobile : 9958109033. Email: isfiindia@yahoo.com

354

OFFICE OF UDM

Dy. No. 3833

Date 21/8/12

OFFICE OF UDM

Dy. No. 2033

Date 21/8/12

11.08.2012

To,

Sh. Kamal Nath Ji,
Hon'ble Union Minister of Urban Development,
Government of India,
Nirman Bhawan,
Delhi

Subject: DDA Review of MPD-2021 - Permission for utilization of School premises in Delhi for Teacher Training Programs after school hours.

Ref No. (1) F1(5) 2011/Dir(plg) MPR&TC/192/DDA
(2) MOUD NOK-12011/4/2011 DDIB/D206

Respected Sir,

With reference to ongoing Review of Master Plan of Delhi 2021 of DDA, the Management Action Group of DDA while discussing Enforcement and Plan Monitoring in its meeting dated 28.06.2012. Enclosed here-with is a copy of the minutes of the meeting issued by DDA vide No. F.1(5) 2011/Dir.(plg) MPR &TC/192 in which above referred subject was discussed vide item number (VI) with respective MOUD letter number K-12011/4/2011-DDIB dated 3.4.2012 and DDA diary no. 2061 dated 20.4.2012. The about above referred subject and decided to refer the matter to the National Council of Teacher Education (NCTE) and AICTE.

1. As per existing provision of Master Plan 2021 (copy enclosed) which is presently is under review/extensive modifications..... "coaching centre/vocational training centres are permissible in the school classes after school hours...." and further Master Plan state that "structured courses leading directly to degree/diploma shall, however not be permitted" and.... It is against this very ill-convincing provision for not permitting Degree/Diploma in education related courses that we are requesting for your kind considerations and order.

2. With the recent of introduction of Right to Education (RTE) historic chapter in Education initiated by Govt of India, there is a sharp decline in quality educator Teachers having B.Ed/M.Ed/ETE/ECCE qualification/training. It is further understood that your Excellency has taken steps to extend the benefit of awarding the full fledge degree and diplomas to vocation training too. The by extending this benefit to down trodden section of our society which till date have been denied these benefits. The above fast changing scenario calls for immediate other steps which

Secretary UD

21/8

AJ (45)

21/8

on leave

IB


1. S. S. GUPTA, National Commission, 09810009001
2. S. S. GUPTA, National Commission, 09810009001
3. S. S. GUPTA, National Commission, 09810009001
4. S. S. GUPTA, National Commission, 09810009001
5. S. S. GUPTA, National Commission, 09810009001
6. S. S. GUPTA, National Commission, 09810009001
7. S. S. GUPTA, National Commission, 09810009001
8. S. S. GUPTA, National Commission, 09810009001
9. S. S. GUPTA, National Commission, 09810009001
10. S. S. GUPTA, National Commission, 09810009001
11. S. S. GUPTA, National Commission, 09810009001
12. S. S. GUPTA, National Commission, 09810009001
13. S. S. GUPTA, National Commission, 09810009001
14. S. S. GUPTA, National Commission, 09810009001
15. S. S. GUPTA, National Commission, 09810009001
16. S. S. GUPTA, National Commission, 09810009001
17. S. S. GUPTA, National Commission, 09810009001
18. S. S. GUPTA, National Commission, 09810009001
19. S. S. GUPTA, National Commission, 09810009001
20. S. S. GUPTA, National Commission, 09810009001
21. S. S. GUPTA, National Commission, 09810009001
22. S. S. GUPTA, National Commission, 09810009001
23. S. S. GUPTA, National Commission, 09810009001
24. S. S. GUPTA, National Commission, 09810009001
25. S. S. GUPTA, National Commission, 09810009001
26. S. S. GUPTA, National Commission, 09810009001
27. S. S. GUPTA, National Commission, 09810009001
28. S. S. GUPTA, National Commission, 09810009001
29. S. S. GUPTA, National Commission, 09810009001
30. S. S. GUPTA, National Commission, 09810009001
31. S. S. GUPTA, National Commission, 09810009001
32. S. S. GUPTA, National Commission, 09810009001
33. S. S. GUPTA, National Commission, 09810009001
34. S. S. GUPTA, National Commission, 09810009001
35. S. S. GUPTA, National Commission, 09810009001
36. S. S. GUPTA, National Commission, 09810009001
37. S. S. GUPTA, National Commission, 09810009001
38. S. S. GUPTA, National Commission, 09810009001
39. S. S. GUPTA, National Commission, 09810009001
40. S. S. GUPTA, National Commission, 09810009001
41. S. S. GUPTA, National Commission, 09810009001
42. S. S. GUPTA, National Commission, 09810009001
43. S. S. GUPTA, National Commission, 09810009001
44. S. S. GUPTA, National Commission, 09810009001
45. S. S. GUPTA, National Commission, 09810009001
46. S. S. GUPTA, National Commission, 09810009001
47. S. S. GUPTA, National Commission, 09810009001
48. S. S. GUPTA, National Commission, 09810009001
49. S. S. GUPTA, National Commission, 09810009001
50. S. S. GUPTA, National Commission, 09810009001
51. S. S. GUPTA, National Commission, 09810009001
52. S. S. GUPTA, National Commission, 09810009001
53. S. S. GUPTA, National Commission, 09810009001
54. S. S. GUPTA, National Commission, 09810009001
55. S. S. GUPTA, National Commission, 09810009001
56. S. S. GUPTA, National Commission, 09810009001
57. S. S. GUPTA, National Commission, 09810009001
58. S. S. GUPTA, National Commission, 09810009001
59. S. S. GUPTA, National Commission, 09810009001
60. S. S. GUPTA, National Commission, 09810009001
61. S. S. GUPTA, National Commission, 09810009001
62. S. S. GUPTA, National Commission, 09810009001
63. S. S. GUPTA, National Commission, 09810009001
64. S. S. GUPTA, National Commission, 09810009001
65. S. S. GUPTA, National Commission, 09810009001
66. S. S. GUPTA, National Commission, 09810009001
67. S. S. GUPTA, National Commission, 09810009001
68. S. S. GUPTA, National Commission, 09810009001
69. S. S. GUPTA, National Commission, 09810009001
70. S. S. GUPTA, National Commission, 09810009001
71. S. S. GUPTA, National Commission, 09810009001
72. S. S. GUPTA, National Commission, 09810009001
73. S. S. GUPTA, National Commission, 09810009001
74. S. S. GUPTA, National Commission, 09810009001
75. S. S. GUPTA, National Commission, 09810009001
76. S. S. GUPTA, National Commission, 09810009001
77. S. S. GUPTA, National Commission, 09810009001
78. S. S. GUPTA, National Commission, 09810009001
79. S. S. GUPTA, National Commission, 09810009001
80. S. S. GUPTA, National Commission, 09810009001
81. S. S. GUPTA, National Commission, 09810009001
82. S. S. GUPTA, National Commission, 09810009001
83. S. S. GUPTA, National Commission, 09810009001
84. S. S. GUPTA, National Commission, 09810009001
85. S. S. GUPTA, National Commission, 09810009001
86. S. S. GUPTA, National Commission, 09810009001
87. S. S. GUPTA, National Commission, 09810009001
88. S. S. GUPTA, National Commission, 09810009001
89. S. S. GUPTA, National Commission, 09810009001
90. S. S. GUPTA, National Commission, 09810009001
91. S. S. GUPTA, National Commission, 09810009001
92. S. S. GUPTA, National Commission, 09810009001
93. S. S. GUPTA, National Commission, 09810009001
94. S. S. GUPTA, National Commission, 09810009001
95. S. S. GUPTA, National Commission, 09810009001
96. S. S. GUPTA, National Commission, 09810009001
97. S. S. GUPTA, National Commission, 09810009001
98. S. S. GUPTA, National Commission, 09810009001
99. S. S. GUPTA, National Commission, 09810009001
100. S. S. GUPTA, National Commission, 09810009001

are required to be taken for proper implementation of the important steps initiated by your Excellency.

3. The ill-convinced provisions in the MPD-2021 for denial of degree/diploma courses in schools are proving obstacle of stone in implementation of Policies conceived and initiated by your good self. It is further pointed out that till date DDA has not yet marked any specific plot in the entire city for conducting degree/diploma classes in teachers' education. These very ill convinced provisions in MPD-2021 are resulting in the lack of these teacher training courses Degree/Diploma are part of the good school education are directly leading to exodus of potential of good quality education in these courses aspirant to the neighboring state and even to far flung areas.
4. Thus all could be easily avoided by modification in the already ongoing master plan review by merely adding the following provisions after which the modified MPD-2021 clause - II of chapter 13 of education would read as "coaching centres/vocational training centres/**teacher training centres leading to degree/diploma** would be permissible in school after school hours.."

Your Excellency is requested to endorse the modification to DDA to incorporate the above in the above ongoing review of MPD- 2021.

With Warm Regards


N.P. Verma
Senior Vice President



(4) 8
352

DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6th Floor: Vikas Minar
New Delhi: 110002; Ph. No.-23379731

No. F.1 (5)2011/Dir.(Plg)MPR & TC/ 192

Date: 12.07.2012

Sub: Minutes of the 4th Meeting of Management Action Group on "Enforcement & Plan Monitoring" for Review of MPD-2021

Fourth Meeting of Management Action Group (MAG) on "Enforcement & Plan Monitoring" was held on 28.06.2012 under the Chairmanship of Vice Chairman, DDA, at Conference room, B-Block, Vikas Sadan, INA. The copy of the approved minutes are enclosed herewith for further necessary action.

(I.P. Parate)

Director (Plg.) MPR & TC

Copy to:

- | | |
|--|----------|
| 1. Vice Chairman, DDA | Chairman |
| 2. Engineer Member, DDA | Member |
| 3. Pn. Secretary (Urban Development), GNCTD, Delhi | Member |
| 4. Chairperson (NDMC) | Member |
| 5. Commissioner (Plg) I, DDA | Member |
| 6. Commissioner (Plg) II, DDA | Member |
| 7. Commissioner (LM), DDA | Member |
| 8. Commissioner (LD), DDA | Member |
| 9. Director (DD), MoUD | Member |

CO-OPTED EXPERT MEMBERS

1. Sh. J.C. Gambhir, Ex. Commissioner (Plg.), DDA
2. Prof. S.C. Gupta, Ex. Addl. Commissioner, DDA
3. Sh. V.K. Bagga, Ex. CTP, MCD
4. Addl. Commissioner (Plg.) MPPR, DDA

SPECIAL INVITEES

1. Commissioner of Industries, Govt. of NCT of Delhi
2. Principal Secretary, Power, GNCTD, Delhi Transco Limited
3. Member Secretary, DPCC
4. Member Secretary, CPCB
5. Advisor NPIIC, DDA
6. Chief Architect, DDA
7. Chief Town Planner, MCD
8. Addl. Commissioner (Landscape)
9. Director (Plg.) MP, DDA

OTHERS

1. P.S. to V.C., DDA
2. OSD to V.C., DDA
3. P.S. to Lt. Governor
4. Chairman, AICTE & NCTE
5. P.S. to CMD, DISIDC



DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6th Floor: Vikas Minar
New Delhi:02; Ph: 23379731

351

No.F.1(5)/2011/Dir.(Plg.)MPR &TC/

Dt: 12.07.12

Subject: Minutes of the Fourth Meeting of the MAG on "Enforcement & Plan Monitoring" held on 28.06.2012

The Fourth meeting of the Management Action Group (MAG) on "Enforcement & Plan Monitoring" on Mid Term Review of MPD-2021 was held on 28.06.2012 under the Chairmanship of Vice Chairman, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

- | | |
|-------------------------------|------------|
| - Vice-Chairman, DDA | - Chairman |
| - Commissioner (Plg)-I., DDA | - Member |
| - Commissioner (Plg)-II., DDA | - Member |

Co-opted Expert Members

- Sh. S.C. Gupta, Consultant, Urban Development
- Sh.V.K.Bagga, Ex.CTP, MCD.
- Addl. Commissioner (Plg.)MPPR, DDA

Special Invitees

- Chief Architect, DDA
- Addl. Commissioner (LS), DDA
- Director (MP), DDA
- Director (MPR), DDA
- Dy. Director (Plg.), VC Office, DDA
- Sh. Sandeep Mishra, MS, DPCC
- Sh. BMS Reddy, SE, DPCC
- Sh. G. Krishna Rao, Architect, NDMC
- Sh. Bhupendra Nath, General Manager (Plg.), Delhi Transco
- Sh. B. Kumar, Addl. Director, DPCC
- Sh. U.N. Singh, Addl. Director
- Sh. Nizammuddin, Sr. Environment Engineer
- Sh. H.L. Malik, Consultant, DSIIDC
- Sh. J.S. Sindhu, Addl. Commissioner (Industries), G.N.C.T.D.
- Sh. Mukesh Kumar, Dy. Secretary (UD), G.N.C.T.D.

Vice Chairman, DDA, welcomed, Finance Member, DDA, Members, Expert Members and all the Special Invitee for the Fourth Meeting of MAG on "Enforcement & Plan Monitoring". Thereafter Director (Plg.) MPR gave background of the issues to be discussed in the Meeting.

350

1. Confirmation of the minutes of the 3rd meeting of "Enforcement & Plan Monitoring" held on 17.04.2012

Since there were no observations by any members, the minutes of the meeting of 17.04.2012 were confirmed.

2. Review of Action Taken Note of Third Meeting of MAG held on 17.04.2012

- i. TDR: The members of the MAG requested that the draft policy may also be circulated to all the members and Co-opted Expert Members for their observations/suggestion. V.C., DDA desired that the draft policy may be presented in the next meeting of the MAG.

Action: Advisor NPIIC and Dir. (MPR), DDA

3. Following specific issues & suggestions received in MPR unit of DDA were discussed during the meeting:

S. No. (as per agenda)	Issues/ Suggestion	Observation/Recommendation of the Group
iii)	Suggestion regarding provision of Multi Gym in Green Areas. Forwarded by Addl. Commr. (LS), DDA Vide Dy. No. PA/Addl. Commr. (LS)/2012/489. DDA Dy. No. - 976 Dt. 11.05.12	MAG observed that, as per MPD-2021 sports activity is permitted in District Parks. However Addl. Commr. (Landscape) informed that the provisions related to built up structure of the sports activity/ multi gym and size of the park is not clear. After discussion MAG recommended following modifications in MPD 2021: Chapter 9, table 9.4 Following note (iii) is to be added in table 9.4 (iii) Multi Gym may be permitted in District/ Community Park having an area of more than 5 Ha. subject to maximum built-up area of 100 sq.m. Action: Director (MPR)
iv)	Suggestion with respect to provision of fire crackers activity in Mixed Use Regulations. (Forwarded by Director (MP & DC), DDA vide No. PS/Dir/MP/2012/D-232 DDA Dy. No. - 832 Dt. 02.04.12	The sale of firecrackers because of explosive/ fire risk is allowed on temporary licenses basis by the concerned local body and concerned departments with certain conditions. As per MPD 2021, as part of mixed land use policy such activity is not desirable in residential areas, in view of its hazardous nature. Thus no amendment in MPD 2021 is recommended. Action: Director (MP)

349

v)	<p>Issue related to Arc/Induction Furnace. Forwarded by Director (MP), vide No. Dy. Dir(Plg) MPPR/DDA/2012/F-291/22 Dt. 15.06.2012 along with High Court Order Dated 18.05.2012 WP (C) Nos. 13621/09, 13622/09, 13624/09 & 8035/2011 (thereof opinion on S.No. 1 Arc/Induction Furnace in Annexure-III of MPD-2021)</p>	<p>Modification in the list of Prohibited/Negative Industries: Director (MP), DDA explained the background, provisions in MPD 2021, court orders, etc. in this regard. The representative of Apex Chamber of Commerce and Industries also presented the suggestions.</p> <p>On this issue letter no. Dir.(Plg.)MPPR/DDA/2010/F-291/152 Dt. 15.06.12 was forwarded to Industries & Power Departments of GNCTD, DPCC, and CPCB. The officers from these departments were present and informed that no modification in the list of prohibited/negative industries (Chapter 7.0, Annexure (iii) for S.Nos. 1 (Arc/Induction Furnace), S.No. 38 (Foundries (Except Pit Foundries) & at S.No. 88 (Stainless Steel Pickling) is required. In view of their adverse impacts & pollution risks the officers from these departments were also requested by the Chairman to submit detailed reply in writing to MAG.</p> <p>In view of all the submissions made before the MAG, it was decided by MAG not to make any amendments in MPD 2021.</p> <p>Action: Industries & Power Departments of GNCTD, DPCC, and CPCB, Director (MP), DDA.</p>
vi)	<p>Suggestion received from Independent School's Federation of India, New Delhi. (MoUD No. K-12011/4/2011-DDIB dt.3rd April, 2012, DDA diary No. 2061 dt 20.04.2012)</p>	<p>- Disposal of Vacant Nursery School Sites which already stand approved as part of LOP: No specific provision for nursery schools is proposed in MPD 2021. Pre-Primary Schools (including nursery/ Montessori School, crèche) is already permissible activity as part of mixed use policy in MPD 2021 & often such facilities are taken up as part of regular schools. In view of this, the nursery school sites in the approved layout plans are being utilized for need based public facilities as part of amendment in LOP. Hence, it does not invite any modification in the MPD 2021 as per MAG.</p> <p>- Use of School Sites for other Higher Educational activities and training etc. as per changing market needs: The suggestion of the association regarding permission of school plots for other higher educational activities including teachers</p>

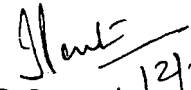
		<p>training, vocational training etc. after the school hours needs further examination in consultation with the AICTE and NCTE. Hence, at this stage no modification in the MPD 2021 was recommended by the group.</p> <p style="text-align: right;">Action: AICTE, NCTE & Director (MPR)</p>
vii)	<p>Suggestion received from Okhla Industrial Estate Association (Regd.) (MoUD No. K-12011/4/2011-DDIB dt. 3rd April, 2012, DDA Dairy No. 2058 & 2059 dt 20.04.2012)</p>	<p>i. Definition of Industrial Policy of GNCT Delhi 2010-2021: The strategy in Chapter on Industries is based on the prevailing Industrial Policy of GNCTD. Except educational activity for which MPD 2021 has a detailed policy provisions, norms & standards, all the other activities could be reviewed. For this, Dept. of Industries Govt. of NCTD may be requested to give specific suggestions for MPD review.</p> <p style="text-align: right;">Action: Dept. of Industries, GNCTD</p> <p>ii. Whole of Okhla Industrial Estate should be considered for benefits as part of Influence Zone corridor incentives: The regulations in this regard are in the process of notification. Exact earmarking of influence zone corridor is to be done by the local body as part of the Local Area Plans to be prepared. Hence in this case no amendment is recommended by the MAG in MPD-2021.</p> <p style="text-align: right;">Action: SDMC</p> <p>iii. Provision of Common Parking for plots upto 400 sq.m.: Since bigger plots have areas beyond the permissible ground coverage where parking requirements can be met, the request was not agreed and to be dealt as per the provisions of MPD 2021.</p> <p>Location specific short falls in parking requirements could be covered in common parking lots, to be developed by the local body based on specific area requirements.</p> <p>iv. Individual Sheds to be treated as Individual Industrial Plots: This mainly relates to the already approved layout plan by the local body and allotment conditions etc. Since the individual shed</p>

		<p>cannot be considered as a separate plot, the redevelopment incentive in such cases can only be feasible for the entire row/ block of shed. This is to be dealt by the concerned local body and hence no modification in MPD 2021 is recommended by MAG.</p> <p>v. Permission for 1.5 times existing permissible FAR: The regulations notified for Redevelopment of Planned Industrial Areas on 01.04.2011 are quite clear on this & the same was explained during the meeting. No amendments in MPD 2021 were recommended by MAG.</p>
Viii)	<p>Suggestion received review/amendments of regulations governing "Household Industries"- Master Plan 2021 received from PHD Chamber of Commerce and Industry. (MoUD No. K-12011/4/2011-DDIB dt. 3rd April, 2012, DDA Dairy No. 2057 dt 20.04.2012)</p>	<p>i. No of Workers: The suggestions related to the no. of workers & maximum power load in Household Industries was already discussed in the MAG meeting held on 28.12.2011, where officers from Industries Dept. and DSIIDC were present. DSIIDC was requested to examine the issue of maximum number of workers with reference to labour laws. DSIIDC may again be requested to provide the status report in next MAG meeting. The suggestion of removing the limit of 50 workers has already been agreed by MAG and AG.</p> <p style="text-align: right;">Action: DSIIDC</p> <p>ii. Suggestion in Para 3, 4 & 5 since are not related to MPD 2021, hence no modification is recommended by MAG.</p>
ix)	<p>Suggestion received from Apex Chamber of Commerce & Industry of NCT Delhi. (MoUD No. K-12011/4/2011-DDIB dt. 3rd April, 2012, DDA Dairy No. 2062 dt 20.04.2012)</p>	<p>i. Modification in the list of Prohibited/Negative industries for S.no. 1, item no. 38 & item no. 88 of MPD 2021 already covered in item no. V above, on page 3.</p> <p>ii. -DO-</p> <p>iii. Deletion of 50 workers from definition of Industrial Plot in table 7.3: This was discussed in MAG on 28.12.2011 & as recommended by the MAG & advisory group, this has been recommended by the authority for modification in MPD 2021 on 15.05.2012.</p> <p style="text-align: right;">Action: Director (MP)</p> <p>iv. Modification in the list of professional in mixed land use policy of MPD 2021: The suggestion to include other</p>

346

		<p>professional skills was not recommended by MAG in view of their likely impact on parking requirements, essential services & security concerns of the locality.</p> <p>v. Conversion of Lease Hold to Free Hold for individual floors: The suggestion is not related to MPD 2021 review.</p>
X)	<p>Suggestion received from Yesco Co-operative Group Housing Society Ltd. Regarding allotment of land to the Co-operative Group Housing Societies registered in Delhi.</p> <p>(DDA Dairy No. 2071 Dt. 20.04.2012)</p>	<p>Allotment of land to the Co-operative Group Housing Societies registered in Delhi who are still awaiting allotment of land :</p> <p>The suggestion here is not related to Master Plan Review. MAG did not recommend any modification.</p>

The meeting ended with vote of thanks to the chair.


 (I.P. Parate) 12/7/12
 Director (Plg.) MPR & TC

Copy to

- All members of the group
- Special Invitees
- P.S. to V.C., DDA
- OSD to V.C., DDA
- P.S. to Lt. Governor
- Chairman, AICTE & NCTE
- P.S. to CMD, DSIIDC

MASTER PLAN FOR DELHI

345

PREPARED BY THE DELHI DEVELOPMENT AUTHORITY AND APPROVED
BY THE CENTRAL GOVT. UNDER THE DELHI DEVELOPMENT ACT, 1957

This is to insure that the future development is a healthy one, with provision made for community facilities and services. Only by providing these will the community function and grow up in a manner that will help an old future slums and social imbalances.

4. COMMUNITY STRUCTURE :

The pattern of self-contained planning divisions has been conceived from the bottom upwards. The lowest tier in the urban complex will be the "housing cluster" containing 750 to 1000 population. These clusters roughly correspond to the traditional "Mohallas" or "kuchas" in the Old City and, in fact, is found in its rudimentary form in almost all of the Indian cities and towns. It will have as its nucleus a nursery school with a tot lot. These housing clusters or "Mohallas" grouped together around a primary school and convenience stores with a small park will form a "residential unit" containing a population of between 3500 to 5000 people.

However, for purposes of a wider range of community activities, the "residential planning area" of 12,000 to 15,000 population (containing roughly 3000 families) is envisaged, which will have for its focal point a high school and a community hall with adequate neighbourhood shopping for the day to day needs. For the provision of additional facilities such as a health centre, library, cinema, better shopping and recreation centres, three residential planning areas have been grouped to form what is called a community with a "Community Centre".

Several of these communities have been grouped to form a District with a "District Centre". This is a composite retail shopping centre with commercial and service uses. In some cases they will have a small area for Government Offices and an industrial work centre to provide employment. This will serve a population ranging from 150,000 to 250,000.

URBAN DELHI

Eight Planning Divisions (each 300,000 to 750,000 population).

3 Central Business Districts and 15 District Centres. (each District Centre serves 150,000 to 250,000 population.)

Community Centre for 40,000 to 50,000 population.

Residential Planning Areas
(each 12,000 to 15,000)

Residential Units
(each 3,500 to 5,000 population)

Housing Clusters
(each 750 to 1,000 population).

The District Centres have been shown in the Land Use Plan. In the Zonal Development Plans, the community centres will have to be shown, as also the residential planning area centres. Also, high schools, residential planning area parks and primary schools have to be shown. The other facilities listed in the standards will have to be shown in detailed layout plans.

5. STANDARDS FOR 15,000 POPULATION :

The basis on which the standards have been arrived at is fully discussed in the chapters on "Education, Recreation etc." and "Housing and Neighbourhood" in the work studies. Here only the standards are given. Standards for the Old City are given separately.

A variation upto 5 per cent. either way of the unit standards (plot sizes for schools, health centres, etc.) or community facilities will be allowed.

Pre-primary schools

Sites will have to be reserved for 10 pre-primary schools varying from 0.2 to 0.75 acre each, according to density varying from 200 to 50 persons per acre. Optimum size of schools is 75 students.

ing areas, have been proposed for colleges to serve a population of 1.5 lakhs. It is further proposed that for every 4 or 5 colleges a university centre should also be provided, for which 30 to 40 acres have been reserved. The total area earmarked in the plan for education is 1,400 acres.

26. Research & Educational Institutes.—Land has been reserved for the expansion of Pusa Agricultural Research Institute and the Jamia Millia. Also a large area for an engineering college has been reserved. An area of about 600 acres has been earmarked in the south for educational and cultural purposes south-west of this college. Similarly another reservation of land of about 120 acres has been made north of Badarpur Road. The total land allocated in the plan for research and institutional use is about 2,900 acres.

27. A standard of one pre-primary school for 1,000 population and one primary school for a population of 3,750 and one higher secondary school for 15,000 has been recommended. The size of school sites varies for different standards.

28. Land has been reserved for 20 additional hospitals of about 15 acres each with 500 beds to serve 1,25,000 people. It is also proposed that in each planning division at least one hospital will have about 25 acres instead of 15 acres, so that it can offer specialised services not available in other hospitals.

29. Police Stations, health centres, fire stations, electric substations, post and telegraph offices, telephone exchanges, community halls, community and neighbourhood shopping centres etc., for which standards have been prescribed in the Master Plan, will have to be shown in zonal plans and detailed plans. Recognising the importance of social and cultural activities, multipurpose community centres have been recommended to provide a framework within which the whole fabric of social activities may be interwoven in the neighbourhoods so that the impersonal character of city life does not stifle the cultural life of the citizens. In

addition, it is proposed that new social and cultural buildings of national importance like conference and assembly halls, art galleries, convention halls, public auditoria, theatres and state guest houses, should be built by Government in the area stretching on either side of the Central Vista starting from Janpath. Other land reservations for cultural purposes have been made near Sapru House and near the proposed Municipal Corporation buildings opposite Ramilla Grounds. Yet another cultural centre is proposed in the Siri area where the State Governments may build cultural buildings in order to give a fillip to the song, dance, drama and other fine arts of the various States, which will help in the emotional and cultural integration of the Indian people.

30. Public utility and services.—Active steps will have to be taken well-in-advance to secure the sources of water and power which are essential for the continuing growth of the Metropolis. Ways and means have been suggested for securing this and land reservations have been made for the expansion of the existing water works and for a new power house. Proposals to discontinue sewage overflows into the Yamuna have been recommended and adequate land has been reserved for treatment plants in different parts of the city.

31. Fifteen cremation grounds have been earmarked in the plan so that they are within a three mile radius of the residential areas. Sites for Muslim burial grounds have also been reserved.

32. It is recommended that presently cut up and low-lying land may be reclaimed by hygienically conducted sanitary earth fills of garbage.

Traffic & Transport.

33. International Civil Airport.—The International Civil Airport should be continued at Palam with suitable run-ways and terminal facilities for increased jet traffic unless Government decides to set up a separate airport. A site at Pasaunda in

342

1

2

3

5

7

9

13

18

21

22

24

26

27

29

32

36

43

45

46

46

48

48

MASTER PLAN FOR DELHI PERSPECTIVE 2001

AUGUST, 1990
(SECOND PRINTING MAY 1996)

Prepared by Delhi Development Authority and approved by the Central Government under section 11 A (2) of Delhi Development Act 1957 and published on 1st August, 1990. [Gazette of India, Extra Ordinary, Part-II, Section 3 Sub Section (ii) vide S.O. 606 (E)]. This edition incorporates Gazette Notifications upto September, 1995.

School shall be utilised for creche which could be run by public, private or voluntary agencies. Specific areas have been reserved for city level integrated schools to accommodate central schools and public schools.

Planning standards for educational facilities are given below:

Upto Senior Secondary Level:

- (a) Pre-primary/Nursery school
1 for 2500 population
Area for School 0.08 ha
Pre-primary/Nursery school
to be located near a park.

- (b) Primary school (Class I to V)
1 for 5,000 population
Strength of the school 500 students
Area per school 0.40 ha
School building area 0.20 ha
Play field area with a minimum
of 18m x 36m to be ensured
for effective play 0.20 ha

- (c) Senior Secondary School (VI to XII)
1 for 7,500 population
Strength of the school 1000 students
Area per school 1.60 ha
School Building area 0.60 ha
Play field area with a minimum
of 68m x 126m to be ensured
for effective play 1.60 ha

- (d) Integrated School without hostel facility
(Class I to XII)
1 for 90,000 to 1,00,000 population
Strength of the school 1500 students
Area per school 3.50 ha
School building area 0.70 ha
Play field area 2.50 ha
Parking area 0.30 ha

- (e) Integrated School with hostel facility
1 for 90,000 to 1,00,000 population
Strength of the school 1000 students
Area per school 3.90 ha
School building area 0.70 ha
Play field area 2.50 ha
Parking area 0.30 ha
Residential, hostel area 0.40 ha

- (f) School for Handicapped
1 for 45,000 population
Strength of the school 400 Students
Area per school 0.50 ha

School building area	0.20 ha
Play area	0.30 ha

Higher Education-General

- (a) College
1 for 1.25 lakh population
Student strength of the college 1000 to 1500 students
Area per college 4 ha
College building area 1.8 ha
Play field area 1.8 ha
Residential including hostel area 0.4 ha
- (b) University Campus
1 each in Planning Division E, F and G
1 in the Urban Extension
Area of the university campus 10 ha
- (c) New University
1 in the Urban Extension
Area 60 ha

Technical Education

- (a) Technical Education Centre (A)
1 such centre provided for every
10 lakh population to include
one industrial training institute
and one polytechnic
Strength of the polytechnic 500 students
Strength of the ITI 400 trainees
Area per centre 4.00 ha
Area for ITI 1.60 ha
Area for polytechnic 2.40 ha
- (b) Technical Centre (B)
1 provided for 10 lakh population to include
1 ITI, 1 technical centre and
1 coaching centre
Area per centre 4.00 ha
Area for technical centre 2.10 ha
Area for ITI 1.40 ha
Area for coaching centre 0.30 ha

Professional Education

- (a) New Engineering Colleges
2 numbers to be provided
in Urban Extension
Strength of the College 1500 to 1700 students
Area per college 60.00 ha
- (b) New Medical College
2 sites of 15 ha each in Urban Extension. This includes
space for specialised general hospital.

Thermal Power Station is dumping about 4000 tons of coal ash per day. Adequate precautions are required in dumping so that ash filling may not cause any pollution to river Yamuna.

• **Noise Pollution:** In general, it may be said that the noise level in Delhi has been rising with increasing traffic and industrial activities. Some of the planning controls suggested to curb the noise problems are :

- (i) The industries and the motor workshops (unauthorised) producing noise should be shifted immediately from residential areas.
- (ii) In case of new developments along the major roads, there should be a green buffer and also these areas could be utilised for the development of commercial activity.
- (iii) The areas located within the air funnel should be planned with due consideration of aeroplane noise.

Road Accidents: 4854 accidents took place on Delhi Roads in 1981 out of these 1072 were fatal. In 61 per cent of fatal accidents the victims were pedestrians and cyclists. Following planning and other measures have been suggested to reduce the traffic accidents :

- (i) to discourage truck movement within the city,
- (ii) segregated cycle tracks and pedestrian movement, in the circulation net work,
- (iii) improvement in road geometrics and adequate lighting on roads specially on intersections, and
- (iv) road discipline through education and management.

Air Safety

- (i) Location of tall buildings in the air funnel shall be as per requirement of the civil aviation safety.
- (ii) Plantation of trees in about 7 km. around the Airport should be such as not to attract birds which are menace to air safety.

ACCESSIBILITY

Convenience in an urban environment is accessibility to urban activities in reasonable

time on foot or through available modes of transport.

The standards set out are :

	Maximum Distance (Km.)	Approx. Time (minutes)
Creche/Nursery School (nearest)	0.30	5
Primary School (nearest)	0.80 (0.50)	10
Higher Secondary School (nearest)	1.50 (1.00)	20
Tot lot	0.30 (0.20)	5
Park	0.80 (0.50)	10
Neighbourhood Park and play area	1.60 (1.00)	20
Bus stop	0.80 (0.50)	10

Note : For the purpose of planning, the straight distances for design shall be as given in brackets.

PEDESTRIANISATION

Pedestrian movement free from any vehicular obstruction in a metropolitan city is a boon. Presently this aspect is not being given sufficient consideration in the planning and designing of residential, commercial and other areas.

In the design of residential areas, the pedestrian movement should be so provided that one could reach the bus stop, shopping centre and nursery school without conflicting with the vehicular road.

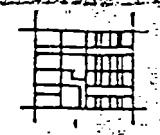
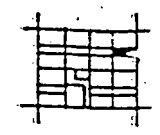

In case of major commercial centres like Karol Bagh, Chandni Chowk and Connaught Place, vehicle free pedestrian precincts should be designed and developed. The district centres and the sub-central business district should be provided with pedestrian piazzas.

While preparing the division plans it should be tried to provide pedestrian movement to link major work places and recreational, residential and conservation areas through major pedestrian paths.

HIERARCHY IN URBAN DEVELOPMENT

A planned city, for an environment of convenience should be a hierarchical cellular

structure; with nuclei to contain essential facilities and services at different levels. Such a structure could be created in the process of the preparation of division plans and area plans on the basis of the standards set in the following table.

S. No. LEVEL	FACILITIES	AREA IN sqm		PLAN IN WHICH PROVIDED/INDICATED	
		Nos.	PER UNIT	TOTAL	AREA PLAN/ LAYOUT PLAN
1. Housing Cluster No. of Families-50 Population-250	Tot Lot	1	480	480	○
2. Housing Area No of Families-1,000 Population-5,000  Area-1.63 Ha	1 Nursery School 2 Primary School 3 Community Room 4 Religious buildings 5 Milk Booth 6 Convenience Shopping 7 Housing Area Park 8 Housing Area Play Ground	2 1 1 1 1 1 1 1	800 4,000 660 400 150 1,100 5,000 5,000	1600 4,000 660 400 150 1,100 5,000 5,000	○ ○ ○ ○ ○ ○ ○ ○
3. Neighbourhood No of Families-3,000 Population-15,000   Area-7.2 ha	1 Sr. Secondary School 2 Dispensary 3 Community Hall & Library 4 Electric Sub Station 11 KV 5 Local Shopping including Service Centre 6 Three Wheeler & Taxi Stand 7 Neighbourhood Park 8 Neighbourhood Play Area	2 2 1 2 1 1 1 1	16,000 1,000 2,000 460 4,600 500 15,000 15,000	32,000 2,000 2,000 920 4,600 500 15,000 15,000	○ ○ ○ ○ ○ ○ ○ ○

78 Voluntary Health Service

A premises having medical facilities for treatment of outdoor patients and other like food bank etc. by voluntary institutions. This service may also take the form of temporary camp with charitable motive.

79 Creche and Day Care Centre

A premises having nursery facilities for infants during day time. The centre may be managed by an individual or an institution on commercial or non-commercial basis.

80 Nursery and Kindergarten School

A premises with facilities for training and playing for children preparatory to the school.

The following neighbourhood facilities are permissible in nursery school sites according to the layout plan, where no such facilities are available in the vicinity:

- Post Office
- Community Hall cum Library.
- Dispensary
- Health Centre.
- Creche and Day Care Centre
- Electric Sub-Station (11 kV)
- i) Cooperative Store.
- ii) Milk Booth.
- Fine Arts School.
- Maternity Home
- Child Welfare Centre (Charitable)

81 Primary School

A premises having educational and playing facilities for students upto V standard.

82 Secondary School

A premises having educational and playing facilities for students from VI to X standard. It shall include existing cases of middle school which are upto VIII standard for the purpose of recognition.

83 Senior Secondary School

A premises having educational and playing facilities for students from VIth to XIIth standard.

084 Integrated School

A premises having educational and playing facilities for students upto XII standard.

085 Integrated Residential School

A premises having educational and playing facilities for students upto XII standard. It shall have boarding facilities for students and may have residences for faculty members.

086 College

A premises with educational and playing facilities for students of under-graduate & post-graduate courses under a university. It includes all professional disciplines.

087 Vocational Training Institute

A premises with training facilities for short-term courses for discipline, preparatory to the employment in certain profession and trade. It shall be run by public or charitable institution on non-commercial basis. It includes training-cum-work centre.

088 Social Welfare Centre

A premises with facilities for welfare and promotion of community development. It shall be run by a public or charitable institution.

089 Research and Development Centre

A premises providing facilities for research and development for any specific field.

090 Library

A premises having a large collection of books for reading and reference for general public or specific class.

091 Technical Training Centre

A premises with facilities for training in discipline of technical nature. It includes technical school and industrial training institute etc.

092 Commercial and Secretarial Training Centre

A premises having training facilities for stenography, correspondence, record keeping etc.

337

MASTER PLAN FOR DELHI - 2021

7th February 2007
(Re-printed dated May 2010)

FOR OFFICIAL
USE ONLY

Prepared by Delhi Development Authority and approved by the Central Government under Section 11A(2) of Delhi Development Act 1957 and notified on 7th February 2007 (The Gazette of India, Extraordinary, Part II-Section 3 Sub-section (ii) No. 125 (Magha 18, 1928) vide S.O. 141-(E). This edition incorporates Gazette notifications of amendments / modifications up to October 2009.



DELHI DEVELOPMENT AUTHORITY

Following planning policy parameters are proposed:

- i) Differential norms and standards for various educational institutes / institutions shall be applicable in the light of the norms of the concerned controlling authorities e.g. University Grants Commission (UGC) / All India Council for Technical Education (AICTE) / Directorate of Education, GNCTD / Central Board of Secondary Education (CBSE) etc.
- ii) Coaching centres / vocational training centres would be permissible in school classes after school hours with (a) prior approval of Competent Authority in the case of schools run by GNCTD or local body and (b) with prior intimation to lessor and payment of fee to be prescribed in the case of schools run privately on leased land. Structured courses leading directly to degree / diploma shall however not be permitted.
- iii) The educational institution premises may be permitted to function in two shifts, subject to statutory approvals and any other conditions that may be stipulated by the relevant competent authority.
- iv) Nursery School may function as part of Primary School / Secondary School / Senior Secondary School, wherever needed. Separate / exclusive Nursery Schools are permitted in residential premises as per the Mixed-use policy.
- v) Requirement of schools and training centres for mentally and physically challenged with differential development norms are given.

Table 13.3: Planning Norms and Standards for Education Facilities

Sl.No.	Category	Population/unit (approx.)	Plot Area
1.	Primary School	10,000	0.2 - 0.4 ha
2.	Sr. Secondary School	10,000	0.6 - 0.8 ha
3.	School for Mentally challenged	10.0 lakh	0.2 ha
4.	School for Physically challenged	10.0 lakh	0.2 ha

Table 13.4: Development Controls for Education Facilities

Sl. No.	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
1	Play School, Coaching Centre, Computer-Training Institute, physical Education Centre etc.	N.A.	N.A.	N.A.	1. Practice of providing dedicated Nursery School plots in the layout plan discontinued as same is permissible in Mixed use. Parking standard @ 1.33 ECS / 100 sq m of floor area.
2	Nursery School	33.33%	100	15m	2. In case of schools for mentally/ physically
3	Primary school	30%	120	15m	

Sl. No.	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
4	Sr. Secondary School	35%	150	9m	challenged, 20% of max. FAR can be utilized for residential use of essential staff and student accommodation. Parking standard: Primary School / Middle School @ 1.33 ECS / 100 sq m of floor area. -Sr. Sec. School @ 2.00 ECS / 100 sqm of floor area. The areas earmarked for parking if misused, liable to be municipalized / taken over. 3. Other controls related to basements etc. are given in the Development Code chapter.
5	School for Mentally challenged	50%	120	9m	
6	School for Physically challenged	50%	120	9m	

Notes:

Pre-Primary Schools / Nursery Schools / Montessary Schools / Creche, Play Schools, are permissible in residential use premises as per Mixed use policy.

Other Controls:

1. In case of new schools, the front boundary wall shall be recessed by 6 m to accommodate visitors parking within setback area.
2. Upto 10% variation in plot size is permitted. Differential norms will be applicable to Special Area, Regularized Unauthorized Colonies, Urban Villages and Resettlement Colonies.
3. playground shall be developed on pool basis in different areas at neighborhood level.

Table 13.5: Planning Norms and Standards for Education Facilities (Higher Education)

Sl. No.	Category	Pop./unit (approx.)	Plot Area
1	Vocational Training Centre(ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute etc.), Research and Development centre	5.0 lakh	0.4 ha
2	General College	5.0 lakh	As per UGC norms
3	Professional College (Technical)	5.0 lakh	As per the AICTE norms
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts: a) Academic including Administration (45% of total land area). b) Residential (25% of total land area). c) Sports and Cultural activities (15% of total land area). d) Parks and Landscape (15% of total land area).	4 sites in urban extension.	Upto 20.0 ha

Upto 10% variation in plot size is permitted.