

Ritnand Balved Education Foundation

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(An Umbrella Organisation of Amity Educational Institutions)

O.S.D. (PLG)
Diary No. 291.....
Date... 13.11.2011

Wednesday, November 16, 2011

To,

The Vice Chairman
Delhi Development Authority (DDA), Vikas Minar N. DELHI-2
INA, New Delhi

R&D CELL
VIKAS SADAN VC
Dy. No. 6466
Date 16/11/11
Director (Pig.) MPR/TC,
Dy.No. 406
Dated 18-11-11

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New Delhi-110024 (India)
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उपाध्यक्ष कार्यालय
डाकरी सं. 3401-09
दिनांक 16/11/11

Subject: Review of Master Plan for Delhi-2021

Commr. (Pig.)-II
Dairy No. 441
Date 17/11/11

Sir,

1. This is in reference to your invitation for comments on your website <http://dda.org.in> inconnection with review of Master Plan for Delhi-2021.
2. We have submitted/given our feedback on line.
3. Please find a copy of the same for your record and necessary action.

Thanking you,

Yours Sincerely,

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 1457
Dated 22/11/11

+ Ashish Singh
Director-Projects.

Encl:- As Above.

Com(015)-II
pp. kumar
16/11/2011
OSD(MPR)
18/11
Dir(MPR)
18/11
Dy. Dir(03)MPR
23/11
AD(03)

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REVIEW OF MASTER PLAN FOR DELHI-2021

Name: Ritnand Balved Education Foundation

Address: E-27, Defence Colony
New Delhi. 110024

Contact No. 011-4188340

E- Mail ID ashishsingh@akcgroup.com

Note: Please Submit Your Suggestion With Respect to Specific Chapter/Para of MPD-2021 With Justification for the Proposed Amendment and Mention the Clause/Subclause in the suggestion if any...

Suggestion Type: -----Select One----- Social infrastructure.

Paragraph/Clause/Subclause: 3.2.1 GREEN BELT
If any Paragraph/Clause/Subclause of Master Plan to Suggestion

Suggestion Details: The plan stipulates that the land upto the depth of one peripheral village revenue boundary along the border of NCTE, Wherever available, would be maintained as Green belt. The rural villages too need educational institutions both at Secondary and higher education level, Educational Institutions should be allowed in the Green belt.

Amendment should be made accordingly so that Educational Institutions, be allowed in the green belt both at secondary and higher educational level.

Table 3.1: Zonewise Estimated Holding Capacity of Existing Urban Area

Zone	Holding capacity MPD 2001	Existing population 2001	(Population in '000) Holding capacity 2021
A	420	570	570
B	630	624	630
C	751	679	788
D	755	587	813
E	1789	2798	2800
F	1278	1717	1975
G	1490	1629	1955
H	1865	1226	1865
Sub total	8978	9830	11400
Dwarka		597	1300
Rohini III		96	160
Rohini IV& V		198	820
Narela		179	1620
Sub total	3222	1070	3900
GRAND TOTAL	122 Lakh	109 lakh	153 Lakh

Note: Population figures are only broad planning guidelines.
The remaining population for the year 2021 will have to be accommodated in the planned new urban extensions.

3.2 URBAN EXTENSION

Out of the remaining 77 lakh (230-153 lakh) population, 29 lakh already exists in villages, census towns, unauthorised colonies and JJ clusters in the present rural areas. Therefore about 48 lakh additional population is to be accommodated in the future urban extensions.

Due to land constraint in the NCTD, the areas earmarked as rural / agricultural in the previous Master Plans have always been under pressure for utilisation for various urban activities and have virtually lost their original character. In future, urbanisation has to be in the areas that have development pressure/potential like the areas along the major transport corridors and fringes of already urbanised areas. It is envisaged that major rural areas would be absorbed as urban extension from time to time with due regard to balanced city development.

At the first instance, to accommodate the projected additional population @ 250-300 pph average city level density, the requirement for urban extension would be 20,000-22,000 ha. of land within development time frame of 15-16 years. The immediate urban extension could be in the zones of J to L, N & P (I & II). The land required for urban extension will have to be assembled for planned development. Considering the constant pressure on the rural land, new farmhouses and motels shall not be permitted in the proposed Urban Extension as per MPD-2021.

3.2.1 GREEN BELT

The previous Master Plan proposals for retention of Green Belt have not been maintained and a considerable part has already been utilised for both, planned and unplanned developments.

The Plan stipulates that the land upto the depth of one peripheral village revenue boundary along the border of NCTD, wherever available, would be maintained as Green Belt. Considering the constant pressure on the rural land, new motels shall not be permitted in the green belt. However, existing village abadis, regularized unauthorized colonies and approved motels may continue in the green belt. (Refer Table 9.4, Chapter 9.0 Environment, for permissibility). GNCTD shall be responsible for ensuring utilization of land in Green belt in accordance with permissible uses.

Land in the Urban Extension is proposed to be broadly distributed in different land uses in the following manner as shown in Table 3.2.

Table 3.2: Land use Distribution

Land use	% of Land
Residential	45-55
Commercial	4-5
Industrial	4-5
Green/Recreational*	15-20
Public & Semi-Public Facilities	8-10
Circulation	10-12

* This does not include green areas within the various gross land use categories.

On an average the space required per person would be 40 sqm, covering about 920 sqkm of urban area for the projected population of 230 lakh in year 2021.

3.2.2 HIERARCHY OF URBAN DEVELOPMENT

A planned city for an environment of convenience should have a hierarchical cellular structure; with nuclei to contain essential facilities and services at different levels. The pattern of a community module is conceived as residential area containing a 'neighbourhood' with senior secondary school and shopping facilities for day-to-day needs. The higher level of additional facilities is to be provided at Community, District and Zonal/sub-city levels. Such a structure could be maintained in the process of the preparation of plans on the basis of the standards set in the Table 3.3:

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REVIEW OF MASTER PLAN FOR DELHI-2021

Name

Address

Contact No

E-Mail ID

Note: Please Submit Your Suggestion With Respect to Specific Chapter / Para of MPD-2021 With Justification for the Proposed Amendment and Mention the Clause / Subclause in the suggestion if any...

Suggestion Type

Paragraph/Clause/Subclause
If Any Paragraph/Clause/Subclause of Master Plan to Suggestion

Suggestion Details

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