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Diary No. 666

Date 10.1.2012

Ex. Addl. Comm. Planning DDA
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Date 02-01-2012

R.G. Gupta (M:-098110-18374)

Respected / Hon'ble Lt. Governor, Delhi
Raj Niwas, Delhi

Commr. (Plg.) II
A. Vikas Minar
10/1/12

RAJ NIWAS, DELHI
Diary No. 582
Dated 09/1/12

Commr. (Plg.) - II
Despatch F-21
Date 9.1.12

SUB:- MASTER PLAN 2021 AD (WITH MODIFICATIONS)

73-C
10.1.2012

Respected Sir,

This is the time when Policy makers – Ministers and Planners should think about the New Master Plan – 2021 AD or 2031 AD. I have prepared a small note of 7 pages by dividing it into following parts:

1. MPD – 2021 AD in force since Gebruary, 2007.
2. Bases for Mid Term Review.
3. In Review what should be done.:
4. Policy Points.
5. Important Projects to be added
 - i. Western Expressway
 - ii. Eastern Expressway
 - iii. New bypasses to decongest Delhi
 - iv. Barapullah road to be extended till INA Market
 - v. Outer Ring Road from Wazirabad to Vikas Puri
 - vi. Eight Rapid Rail Projects Planned

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 584
Dated 11/1/12

SSAPS RGS

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 1762
Dated 28/1/12

10.1.2012
D.D.A. Vikas Minar N. Delhi
Dy. No. 1343
Dt. 13/1/12

4/1/12

These 6 projects are very important and if completed in time then will solve a lot of traffic problem of Delhi.

With best and respected regards,

VC DDA

Yours sincerely,

(R.G. Gupta)

Encl.: As stated above.(7 pages)

10.1.2012
Dir (Mpr)

11/1

Planned
ADPS) ZMR Discussed.
16/1/12

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02.01.2012

MASTER PLAN 2021 AD. (WITH MODIFICATIONS)

MPD 2021 AD IN FORCE SINCE FEB., 2007

It is in 18 chapters namely– (1) Regional and Sub-Regional Frame, (2) Population and Employment, (3) Delhi Urban Area 2021, (4) Shelter, (5) Trade and Commerce, (6) Wholesale Trade, (7) Industry, (8) Government Offices, (9) Environment, (10) Conservation of Built Heritage, (11) Urban Design, (13) Social Infrastructure, (14) ~~Physical Infrastructure~~, (15) Mixed Use Regulations, (16) Land use Plan, (17) Development Code and (18) Plan Review and Monitoring.

These 18 chapters will continue as they are, except No. 13. Six more chapters will be added namely - **(19) Physical Infrastructure(6):** (i) Water, (ii) Sewer, (iii) Drainage, (iv) Power, (v) Solid Waste Management, (vi) Tele-communication; **(20) Circulation Infrastructure (8):** (i) Roads of 30M & above, (ii) ROB/RUB, Cloverleaf, (iii) Bus Rapid Transit System (BRTS), (iv) Railways (Regional & Ring), (v) Metro, (vi) Mono Rail, (vii) Cycle tracks, (viii) Foot paths. **(21) Social Infrastructure(7):** (i) Health, (ii) Education, (iii) Security, (iv) Safety, (v) Justice, (vi) Recreational & (vii) Shelter. **(22) Ecological Infrastructure(5):** (i) To stop & control (i) Water, (ii) Air, (iii) Noise, (iv) Soil pollution and to keep control on (v) Global warming; **(23) Economic Infrastructure(4):** (i) Large Commercial centres, Community Shopping Centre, Local Shopping Centre, (ii) Wholesale markets, (iii) Govt., Semi Govt., Corporate and Private Offices, (iv) Industrial areas of different types **(24) Emergency Infrastructure(2):** (i) Earthquake, (ii) Floods

2. BASES FOR MID TERM REVIEW

1. SECTION-6 – OBJECTS OF THE AUTHORITY.

The objects of the Authority shall be to promote and secure the development of Delhi according to plan and for that purpose the Authority shall have the power to acquire, hold, manage and dispose of land and other property; to carry out building, engineering; mining and other operation;, to execute works in

connection with supply of water and electricity; disposal of sewage and other services and amenities and generally to do anything necessary or expedient for purposes of such development and for purposes incidental thereto:

These 117 words are such that **DDA IS FULLY IN-CHARGE OF (i) Planning, (ii) Development, (iii) Construction, (iv) Coordination, (v) Integration, (vi) Evaluation, (vii) Monitoring, of (A) LAND USE (i) Residential, (ii) Commercial, (iii) Industrial, (iv) Recreational, (v) Transportation, (vi) Utility, (vii) Govt., (viii) Public and Semi Public facilities and (ix) Agriculture / Green Belt and water bodies; (B) IRRESPECTIVE OF (i) Development areas of DDA, (ii) Areas of MCD, (iii) Areas of NDMC, (iv) Areas of Cantonment Board, (v) Areas of Airport and (vi) Areas under River, (C) TIME – (i) Past, (ii) Present, (iii) Future, (D) LEVELS – (i) International, (ii) National, (iii) NCR & (iv) NCTD**

In the plans prepared by DDA whether MPD-2021 AD and Zonal Plans; **no land use is clear except residential**. In earlier plans prepared in last two centuries from 1865 onwards plans were clear due to **FAITHFUL WORKING**. I give only two examples; besides these there are many.

Example No. 1.

Plan of the City of Delhi, surveyed and drawn in the year 1865-66 by Lalas Hurdeo Das and Tika Ram, was in the Scale of 1 Inch = 100 feet.

Example No.2

All the plans of Walled City of Delhi were prepared by TCPO, **Ministry of Health, F.P. Govt. of India in 1960 's**. For example, Zonal Plan of Zone A-14 (Suiwalan area) was prepared in a Scale of 1 Inch = 1000 Feet and **approved on 7th August, 1968**.

Against these our latest Zonal Plans prepared and approved in **July, 2010** vide MOUD have **many minus points**. For example, area in the North of Wazirabad road in Zone-E; 6 lakhs population is living since 1985 is shown as Green i.e. uprooting them.

3. IN REVIEW WHAT SHOULD BE DONE?

NOTE: IT IS MADE CLEAR THAT EACH CHAPTER WILL HAVE 2 PARTS: 1) WRITE UP 2) PLAN (PHYSICAL) IN DRAWING 3) PLAN ; FINANCIAL AND TIME.

THE PLAN WILL HAVE 2 VOLUMES; 1) WORK STUDIES; GIVING GOOD POINTS OF ALL THE PLANS PREPARED SO FAR AND ALL SOCIAL SURVEYS OF 2012; 2) PROPOSALS IN TERMS of;

3.1 LAND USE

In scale of 1" : 10,000' (1 Inch: Ten Thousand Feet).

Divide the land use plan in following two parts.

Land use.

1. **RESIDENTIAL:**
(i) Developed area, (ii) Sub-standard area viz. Unauthorized colonies, Unauthorized Regularized colonies, Urban Rural villages, Slum areas, Resettlement colonies, Jhuggi clusters etc.; Foreign Missions.
In the next 10 years 24 lakhs houses have to be constructed with a break up of about 12 lakhs in 11th Five Year Plan and the balance in 12th Five Year Plan. This will be new housing as well as by the method of Re-development in (i) Urban poor through Slum & JJ approaches and (ii) on independent plots, (iii) Group housing, (iv) Employer housing, (v) Unauthorized regularized colonies, and (vi) By up-gradation of old areas and villages.
2. **COMMERCIAL (Planned & Unplanned).**
3. **UTILITY& SERVICIES** - Water; Sewerage; Electricity; SWM; Drainage
4. **GOVERNMENT**
5. **INDUSTRY**
6. **RIDGE/REGIONAL PARK; RECREATIONAL** -City Park, District Park, Community Park; Historical Monuments
7. **TRANSPORTATION** ; Airport; Terminal/Depot-Rail/MRTS/Bus/Truck; Circulation – Rail/MRTS/Road
8. **PUBLIC & SEMI PUBLIC-** Hospital; Education; Social – Cultural ; Police, Fire Stations, Disaster Management Centre; Religious - Burial Ground/Cremation; Transmission Site /Centre ; Sports Facilities
9. **GREEN BELT & WATER BODY;** City Forest

4. POLICY POINTS

There is no doubt that policies given in MPD-2021 are good and if implemented, will make Delhi the **best city of INDIA**; but so far practically nothing has been implemented. **These are as under:**

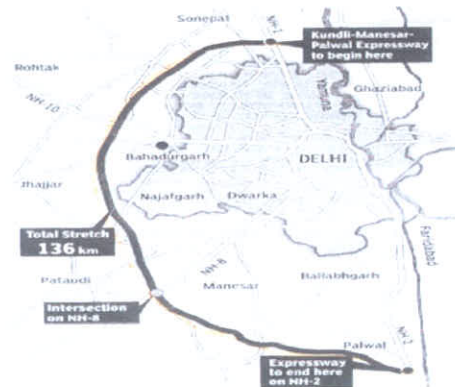
- i. **Re-planning, Re-development and Re-construction;** applicable to all Sub-standard areas where 70% population live.
- ii. **Public Private Partnership;**
- iii. **Use of TDR (Transfer of Development Rights)**
- iv. **Higher FAR** along High Intensity Corridors.
- v. **Permission of commercial activities on 24M** and above roads.
- vi. **Adequate parking facilities.**
- vii. **Full transparency;**

5. IMPORTANT PROJECTS TO BE ADDED.

i. Western Expressway

Kundli-Manesar-Palwal Expressway

It starts from NH-1, cutting across NH-10 then NH-8 and then NH-2. Total length of this corridor is 136 km. There is a proposal to develop of 13 Metro cities along with Kundli Expressway. This will control population of Delhi up to some extent .



ii. Kundli-Dasna-Palwal Expressway (Eastern side) Level

This will start from Kundli (Haryana) at the junction of NH-1; Mavikala (On the road) from Delhi to Baghpat; Duhai on NH-58 (from Delhi to Meerut); Dasna (from Delhi to Hapur on NH-24); Beel Akbarpur (on NH-91) from Ghaziabad to Sikandrabad; Bridge on river Yamuna and Palwal on NH-2.



iii. **New bypasses in Delhi to decongest it involving National Highways No.1, 2, 8, 10**

- a. **UER-I will connect Wazirabad bypass to NH-1, 10 and 8 and will be 57.24 km. long**
- b. **UER-II will connect Wazirabad bypass to NH-1, 10, 8 and 2 and will be 73.7 km long**
- c. **UER-III will provide connectivity from Wazirabad to NH-1 and 10 and will be 20.8 km. long.**

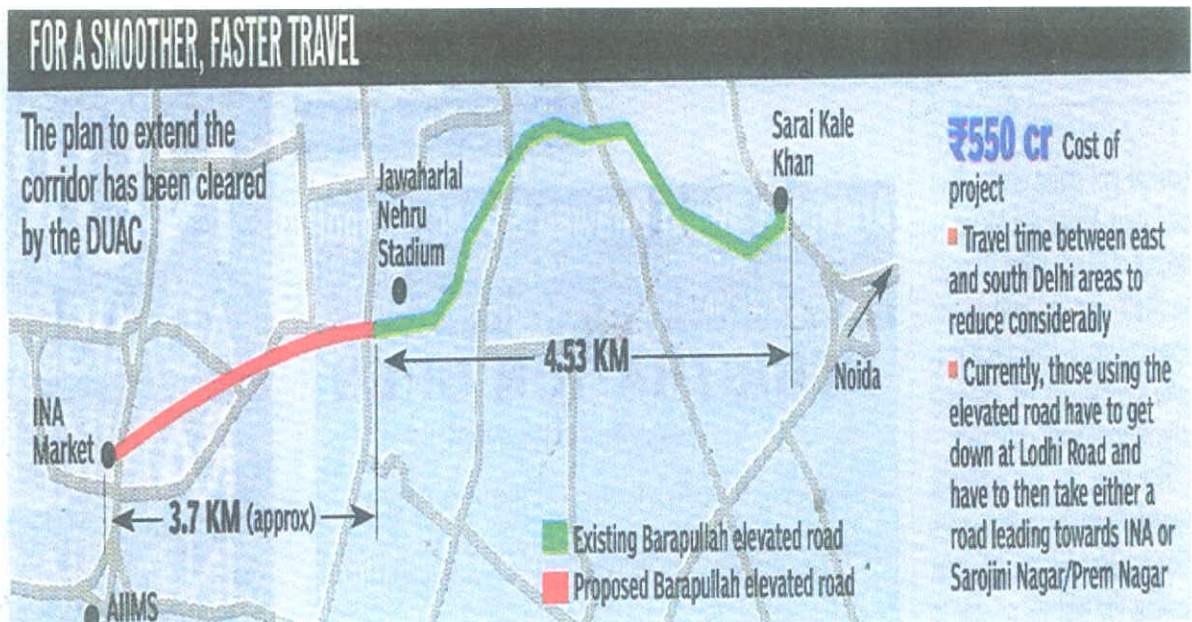
Total 151.74 km.



These 3 bypasses are in NCTD and should be expedited.

Hindustan Times 02-01-2012

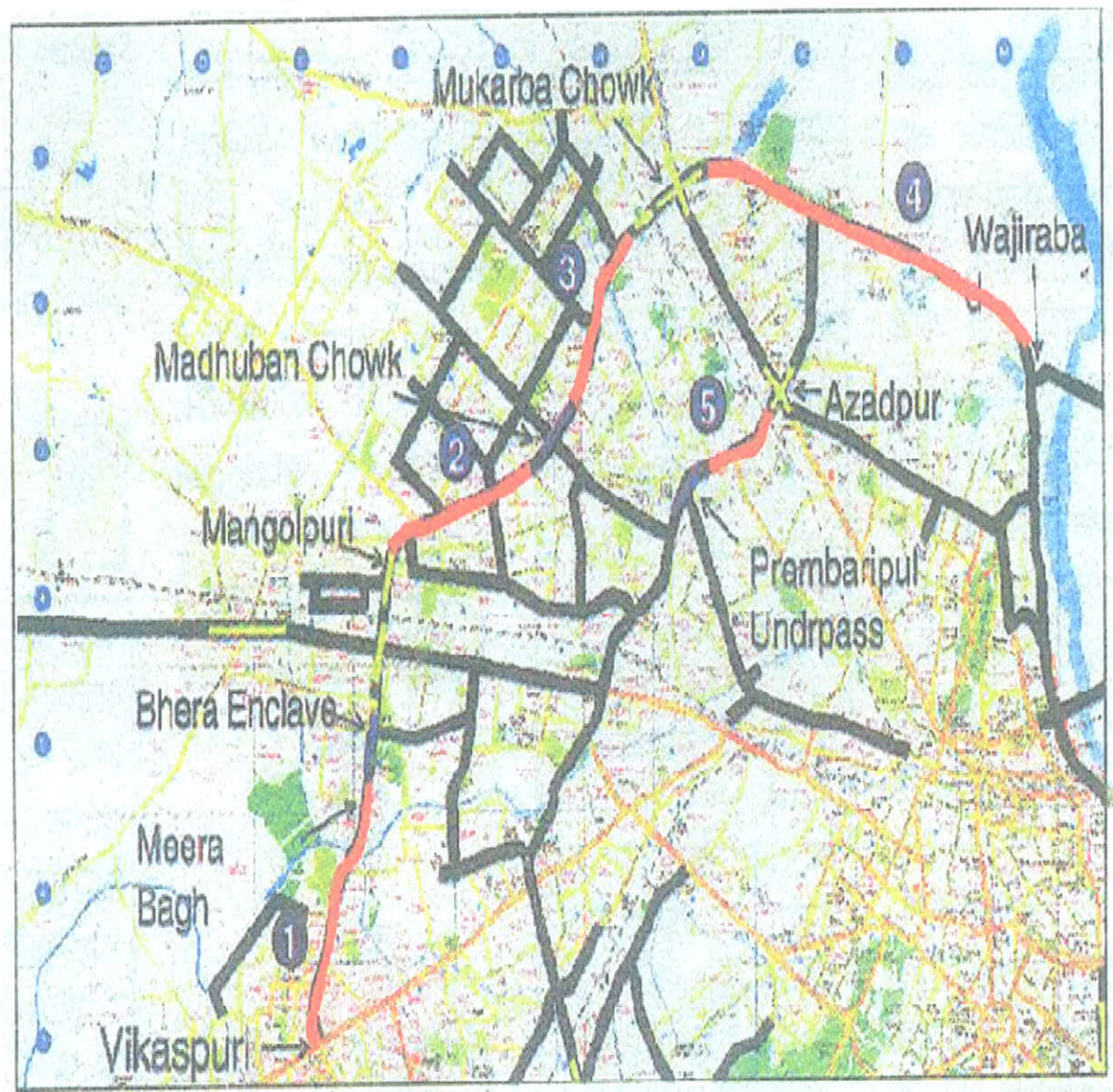
iv. **Barapullah Road to be extended till INA Market**



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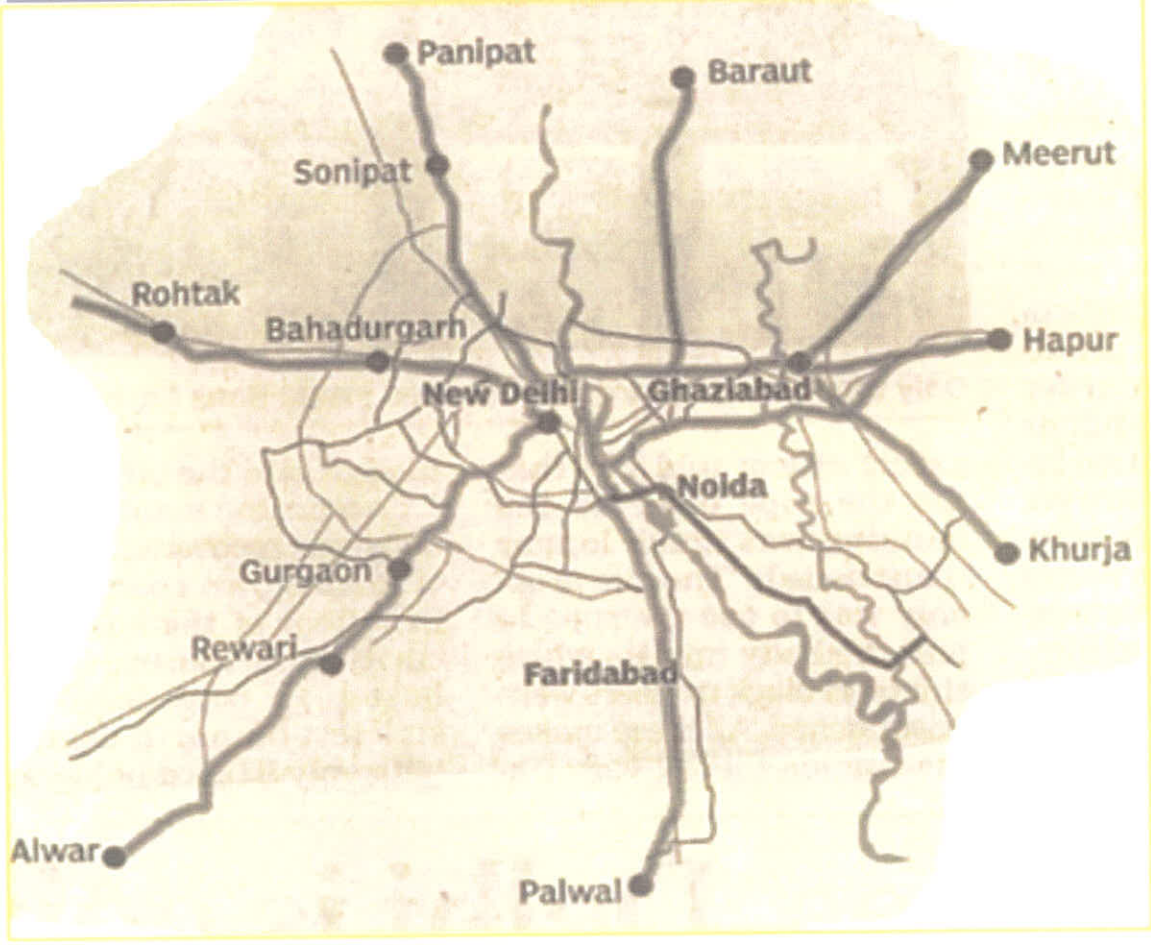
V. विकासपुरी से वजीराबाद तक फर्टा भरेंगे वाहन



विकासपुरी से वजीराबाद तक प्रस्तावित सड़क (लाल रंग में)।

जागरण

vi. EIGHT RAPID RAIL PROJECTS PLANNED



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