



Independent Schools' Federation of India (Regd.)

An Association of schools affiliated to C.I.B.C.E. and C.B.S.E. all over India
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School - Sahibzada Ali Singh Academy Roza (Pb.)
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School - D.C. Model School, Ferozepur
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School - Montessori Cambridge School, Pathankot (Pb.)
DAMODAR PRASAD GOYAL 09414056959
School - Society for Unaided School, Patna
R.R. KISHORE KUMAR 09840016626
School - Principal St. John's Res. School Chennai
PREM KASHYAP 09897800028
School - Preeti Weel College, Dhanbad (Jh.A.)
MADHUSUDAN DIXIT 09415014902
School - Preeti Weel College, Dhanbad
DEEPAK MADHOK 09721452001
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JAGDISH GANDHI 09415015030
School - City Montessori School, Lucknow
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School - Wren & Wagon, Moradabad
R. RAM MOHAN 09412284333
School - Sude Global School, Mainpur
O.L. R.S. JAKHAR 09358419347
School - J.P. Academy, Meerut
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School - Narmada Public School, Ghaziabad
H. BHAKTA SUNDAR SHARMA 09830765051
School - Joseph & Mary School, Kolkata (WB)
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School - Dwarka Model School, Ghaziabad
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School - Mata Shiv Devi School, Delhi-34
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SH. N.S. BHAR 09801081568
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To,

Sh. Kamal Nath,
Hon'ble Union Minister of Urban Development,
Government of India,
Nirman Bhawan,
New Delhi - 110001.

Respected Sh. Kamal Nath ji,

We wanted to draw your kind attention to some of the ill-conceived policies framed in MPD - 2021 in the "Education" chapter especially pertaining to Schools, thereby creating serious problems and request you for immediate revision of the same.

- Exclusive Nursery School sites as part of the Residential Use Zone are being provided right from the inception of Master Plan for Delhi - 1962 as per which, Exclusive Nursery Schools/Pre-Primary School sites measuring from 800 sq.mts. to 3000 sq.mts. each were earmarked depending upon the residential density, varying from 500 persons - 200 persons per acre for an optimum size of only 75 students (copy enclosed) @ one such school for a population of 1500 persons. The quality of life and enjoyment of the students could well be imagined.
- Almost the same policy continued in MPD - 2001 wherein too Exclusive Nursery School sites were earmarked @ one Nursery School site measuring 800 sq.mts. (copy enclosed) each for a population of 2500 persons was provided. All such Nursery School sites were earmarked keeping in view the planning parameters that a child does not have to travel a maximum distance of 300 mts. i.e. for a child a maximum travel distance of 5 minutes from his residence.
- As per the parameters, all such Nursery School sites were preferably located near a park with plenty of open space for outdoor activities, which you will also appreciate as a basic necessity for the proper nurturing of a child's mental and physical development.
- Based on the above referred policies of both Notified Master Plans, Nursery School sites as per the

OFFICE OF THE DIR (Pig)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 1904
Dated 4/4/12

OFFICE OF THE DIR (Pig)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 198-1962
Dated 4/4/12

OFFICE OF THE DIR (Pig) MPR-2021
Vikas Minar N. Delhi
NO. 1551
10-4-12

g/mc
9/4
AD(PSTI)

requirement were earmarked and disposed off for allotment as per the prevailing policy.

6. However, suddenly in 2003, without any notice, this policy was discontinued and even a number of remaining Nursery School sites, although already allocated/earmarked for certain schools were denied without assigning any reason whatsoever. Your honour is requested to personally intervene in the matter and ensure the immediate disposal of all such Nursery School sites which already stand approved.
7. Now we would like to draw your kind attention to the ill-conceived policies framed in MPD – 2021, which came into force on 07 February, 2007 (copy enclosed). As per the new policy framed therein dedicated separate Nursery School sites were discontinued in future layout plans on the pretext that Nursery School sites are being permitted under the Mixed Use Policy on the ground floors of Tiny sized plots in almost all categories of areas including the following heavily built up areas –
 - I. Unauthorised Regularised colony
 - II. Resettlement colony
 - III. Walled city
 - IV. Urban villages, etc.
8. This provision has resulted in the mushroom growth of small Nursery Schools which are devoid of –
 - I. Any open space for outdoor activities
 - II. Any park
 - III. Any play area
9. However the Master Plan which came into effect in February, 2007 is self contradictory, wherein on one side it is stated that no Separate Dedicated Nursery School plots in the future layouts will be provided, but at the same time on the other side, the Master Plan clearly states separate building controls and other parameters for Nursery Schools. Also the new Master Plan is absolutely quiet on any guidelines for disposal of the already earmarked Nursery School plots in various layout plans. As per the new policy, Nursery Schools may function as part of Primary School/Secondary School/Senior Secondary School, wherever needed, which literally means that each Nursery School for their very survival will have to look upto bigger schools for franchise/alignment. You are again requested to intervene in the matter and restore all the Planning parameters and provisions as existed prior to February, 2007.

10. Further, while the new policy permits the following uses in the School premises after school hours –

- I. Coaching Centers
- II. Vocational Training Centers

But does not permit –

- I. Structured Courses leading to
 - a. Degree or
 - b. Diploma

The courses viz. Coaching Centers, Vocational Training Centers too have been permitted not as a part of the "Use Activities" permitted within the "Use Premises" of Nursery School, but with conditions such as –

- I. Prior approval from the lesser and
- II. Payment of fees

11. The education is fast spreading it's wings, especially with the coming into force of Right to Education Act and very soon, almost all courses would be leading to either a Degree or Diploma, thereby inflicting great injustice not only to the schools but to the public at large. Since they would have to travel long distances or maybe in a large number of cases would even have to go out of Delhi, since exclusive sites earmarked for Degree/Diploma courses might take a very long time to come up. In connection with the above, it will be not be out of place to draw your kind attention to one news item which appeared in almost all newspapers on 24th February, 2012 as per which even UGC has decided to award Degrees to Vocational Education also.

12. Since the earmarking and setting up of separate Vocational Centers would take a very long time, schools be permitted to utilize their premises for running Degree/Diploma structured courses too as a permissible "Use Activity".

13. It is further suggested that all the Educational Institutes, be it Nursery Schools, Primary School, Secondary School, Senior Secondary School, etc. be clubbed together and designated as "Educational" use, thereby giving the School Managements a liberty to use their premises as per the fast changing market forces, in accordance with the prescribed quantum of land and other physical infrastructure required by the Government Bodies such as NCTE, AICTE, Council of Architecture, etc. setup to regulate the Education in the country.

With regards,



N.P. Verma
Senior Vice President

1. Commissioner (Planning)
DDA
- ✓ 2. Director Planning (MPPR)
DDA

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. In case of schools for mentally / physically
2	Nursery School	33.33%	100	15m	
3	Primary school	30%	120	18m	

Sl. No.	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
4	Sr. Secondary School	35%	150	18m	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	18m	
6	School for Physically challenged	50%	120	18m	

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.

Table 13.21: Educational Facilities

S. No.	Use Premises	Definitions	Activities Permitted
1.	Pre-Primary / Nursery / Montessary / Creche & Day Care Centre	A premise 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.	Creche & Day care Centre, Watch & Ward Residence (upto 20 sqm).
2.	Primary School	A premise having educational and playing facilities for students upto V standard.	Nursery School, Primary School, Watch & Ward Residence (Upto 20 sqm). Books & Stationery Shop (Upto 20 sqm.), Soft Drink & Snack Stall.
3.	Middle School	A premise having educational and playing facilities for students upto VIII standard.	Nursery School, Middle School, Watch & Ward Residence (Upto 20 sqm), Books & Stationery Shop (Upto 20 sqm.), Soft Drink and Snack Stall.
4.	Senior Secondary School	A premise having educational and playing facilities for students upto XII standard.	Nursery School, Sr. Secondary School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery Shop, Uniform Shop (Upto 20 sqm each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
5.	School for Mentally / Physically challenged	A premise having educational (formal and vocational) and playing facilities for mentally & physically challenged.	School, Ward & Watch Residence (Upto 20 sqm), workshop, sale counter, hostel facility (15% of permissible built up area), Books & Stationery Shop (Upto 20 sqm), Canteen, Bank Extension Counter, Post Office Counter facility, Indoor Games Hall, Upto 20% of max. FAR can be utilized for residential use of essential staff and student accommodation, office, professional activity, rehabilitation centre.
6.	College (including Professional College)	A premise having educational and playing facilities for students of undergraduate & post-graduate courses under a university. It includes all professional disciplines.	College, Residential Flat (For maintenance staff), Hostel, Retail Shops of area 20 sqm each (confectionery, grocery and general merchandise, books & stationery, chemist, barber, launderer, vegetable), Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Playground, Post Office Counter facility.
7.	Library	A premise having a large collection of books for reading and reference for general public or specific class.	Library, Watch & Ward Residence (upto 20 sqm.), canteen, exhibition and art gallery, auditorium.

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 parks.

078 Voluntary Health Service

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

079 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.

080 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:

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

081 Primary School

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

082 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 this code.

083 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.


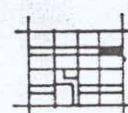
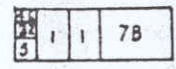
092 Commercial and Secretarial Training Centre

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

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	DIV. 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   Are. -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	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	○ ○ ○ ○ ○ ○ ○	○

MASTER PLAN FOR DELHI

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 avoid 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.) of 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 Jaria 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 1,500 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 densities.

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 inter-woven 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 utilities 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 fill's of garbage.

Traffic & Transport.

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