

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 250
Dated 13/1/11

Director (Plg.) MPR/TC,
J.D.A. Vikas Minar N. DELHI-2
Dy.No. 2
Dated 13/1/11

15

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SUB:- MID-TERM REVIEW OF MPD-2021 AD. (2012-2022) 12TH & 13TH FIVE YEARS PLANS

Sir,

Master Plan for Delhi – 2021 AD was prepared by the DDA and approved by the Central Govt. under D.D. Act 1957 and notified on 7th February, 2007.

MPD-2021 AD 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.

Suggestions on the subject cited above are based on Section-6 of D.D. Act 1957, Govt. of India letter dated 2nd January, 1979 and Policy points. All the points are for the welfare of the Public at large including planners of 20th & 21st century. The entire process of finalization of Review of the Master Plan should be completed before 31st March, 2012; and not as usual late by years. The Review should be practical specially in terms of implementation of Infrastructure of 33 types and all the policy points should be given in writing as well as in plans too.

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Suggestion

To open a
file and put up
Plan
13/1/11
to (R) MPR

**SUGGESTIONS FOR MID-TERM REVIEW OF MPD-2021 AD.
(2012-2022)/ 12TH & 13TH FIVE YEARS PLANS OF DELHI**

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 operations, 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:

Provided that save as provided in this Act, nothing contained in this Act shall be construed as authorizing the disregard by the Authority of any law for the time being in force.

In the above paragraphs, all the words namely (i) promote and secure the development of Delhi, (ii) every power to acquire, hold, manage and dispose of land and other property, (iii) to carry out building, engineering, mining and other operations, (iv) to execute works in connection with supply of water and electricity, (v) disposal of sewage and other services and amenities and (vi) generally to do anything necessary or expedient for purpose of such development and for purpose incidental thereto are important worth mentioning unparallel to any of the planning authority in the world.

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 clearly visible except residential. In earlier plans prepared in last two centuries from 1865 onwards plans were clear due to FAITH FULL WORKING.. I give two examples of these.

Example No. 1.

Plan of the City of Delhi (only Walled city of Delhi), surveyed and drawn in the year 1865 & 1866 by Lalas Hurdeo Das and Tika Ram, Under the Superintendence of E.J. Martin ESQ., C.E., Ex. Eng. Reduced and lithographed at the surveyor general's office, Calcutta for the Municipal Committee of Delhi 1873. Scale 100 Feet = 1 Inch.

The plan has following 10 sheets. For example Sheet No.12 shows 1. Dariya Ganj Garden, 2. Bakery or Mosque , 3. Road Khairati Ghat or Masjid Ghat , 4. Jumna River, 5. Duli Singh Bangalow, 6. Office, 7. Chand Singh's Bangalow, 8. Ishq Lal's Bangalow, 9. Mr. Hopkins House, 10. Mr. Hay House, 11. Girdhari Lal House 12. Jain Mandir, 13. Gali Maliyan, 14. Kucha Lal Man, 15. Hukim Balab Garh, 16. Jatwara, 17. Katra Badruddin, 18. Sadulla, 19. Liquor House, 20. Sharfuddin and Kasam Ali Khan House, 21. Women's Hospital, 22. Police Station, 23. Mosque, 24. Mandi, 25. RI Ki Mandi, 26. Native Infantry Lines, 27. Magazine, 28. Kacha Houses, 29. Delhi Gate , 30. Nicholson Road South, 31. Ponds, 32. Water Tanks etc.

Example No.2

All the plans of Walled City of Delhi were prepared by Town and Country Planning Organization, Ministry of Health, F.P. and U.D. Govt. of India in 1968. 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. The plan was in the following headings: This area is on Asaf Ali Road starting from Delhi Gate to Turkman Gate where one building in Chandni Mahal was fallen down about one week back. This building is in the area shown by comprehensive redevelopment. Here all the buildings including their approaches are visible.

(1) Evacuee properties, (2) Residential – (a) Residential, (b) Comprehensive Redevelopment area, (3) Commercial – Local Shopping, (4) Public & Semi-public facilities – (a) Higher Secondary School, (b) Primary School, (c) Religious buildings – Mosque, Temple, Church, (5) Recreation – Tot-Lots, (6) Circulation – Roads 24ft to 60 ft. R/W.

Against this our latest Zonal Plans prepared and approved in July, 2010 vide Ministry of Urban Development have many minus problems. For example, area in the North of Wazirabad road in Zone-E; six lakhs population is there whose plans were prepared by Planning Cell, DDA and discussed in the Technical Committee some times in 1992. This area is shown as green i.e. uprooting a huge population. CAN ANYBODY DO SUCH A JOB ON THE EARTH?

2. MINISTRY OF UD ON 2ND JANUARY, 1979 SENT A LETTER TO DDA REMINDING THEIR ACTIVITIES. PARAGRAPHS OF THE LETTER ARE AS UNDER:

- a. *Preparation, monitoring, review and implementation of the Master Plan.*
- b. *Enforcement of land use controls as envisaged in the Delhi Development Act.*

- c. The acquisition and development of land for various activities including residential sites required for EWS, with a view to ensuring the planned development of Delhi.
- d. Making developed lands available to various agencies both in the public, cooperative and private sectors for house building activities.
- e. The promotion of a sufficiently dynamic housing programme to ensure that directly and with the assistance of other agencies DDA caters to the growing housing needs of the city.
- f. Development of commercial and ancillary centres of work, which would ensure the fulfillment of the objectives of the Master Plan; and
- g. In exercise of its role as custodian of the Master Plan, the DDA has necessarily to coordinate the activities of other specialized agencies such as DESU, MCD, CPWD, Delhi Govt. etc. who are also concerned with the planned development of Delhi.

EVEN THEN DDA IS NOT FOLLOWING THEM.

3. IN REVIEW OF THE MASTER PLAN WHAT SHOULD BE DONE?

3.1 LAND USE

Prepare the land use plan in scale of 1:10,000 (1: TEN THOSANDS) which was adopted in the 1st Master Plan and all the times land use was available on the ground floor in the committee room of Vikas Bhawan. Town & Country Planning Organization were proud of this plan and were appreciated not only by the local people but by other states and sometimes foreign countries.

Divide the land use plan in following two parts:

- i. Existing position as in 2011;
- ii. Proposal for 2012-2022 (12th & 13th Five Year Plan) under following headings:

S.N.	Land use	Existing	Proposed especially in Urban Extn.
1.	RESIDENTIAL		
1.1	Residential Areas with Density <i>(i) Developed area, (ii) Sub-standard area viz. Unauthorized colonies, Unauthorized Regularized colonies, Urban Rural villages, Slum areas, Resettlement colonies, Jhuggi clusters etc.</i>		
1.2	Foreign Mission		
2.	COMMERCIAL		
2.1	Retail Shopping, General Business and Commerce <i>(i)Planned, (ii) Unplanned</i>		
2.2	District Centre		
2.3	Community Centre – <i>(i) Planned, (ii) Unplanned</i>		
2.4	Non Hierarchical Commercial Centre <i>(i) Planned, (ii) Unplanned</i>		
2.5	Wholesale & Warehousing – <i>(i) Planned, (ii) Unplanned</i>		