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DELHI DEVELOPMENT AUTHORITY

MINUTES OF THE ADVISORY  
COUNCILS MEETING W.E.F.

24.8.1982, 29.10.1983,  
21.9.1984, 10.3.1986, 22.3.1986  
12.2.1987, 16.10.1992, 20.5.1993

MINUTES OF THE ADVISORY  
COUNCIL'S MEETING W.E.F.

ROM:- 24-08-1982, 29-10-1983  
21-9-1984, 10-3-1986, 22-3-1986  
12-2-1987, 16-10-1992  
20-5-1993

DELHI DEVELOPMENT AUTHORITY

Minutes of  
~~Agenda for~~ the meeting of the Advisory Council  
of the Delhi Development Authority to be held on  
24th August, 1982 at 10.00 A.M. at Conference Hall,  
5th floor, Vikas Minar, New Delhi.

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4.	24	Any other item with the permission of the Chair.	

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council  
of Delhi Development Authority held on 24th August, 1982  
at 10.00 A.M. at Conference Hall, 5th floor, Vikas Minar,  
New Delhi.

Present:

President

1. Shri S.L.Khurana,  
Lt.Governor, Delhi/Chairman, D.D.A.

Members (Non-official)

2. Prof. N.C.Prashar,  
Member of Parliament (Lok Sabha).
3. Shri Harvinder Singh Hanspal,  
Member of Parliament (Rajya Sabha).
4. Shri Daljit Singh.

Members (Official)

5. Shri Harish C. Khanna,  
Vice-Chairman, DDA.
6. Shri H.R. Laroya,  
Chief Architect, CPWD, New Delhi.
7. Col. L.R. Sharma,  
Municipal Health Officer,  
M.C.D., New Delhi.
8. Shri R.K. Chaturvedi,  
Director General,  
Defence Land & Cantonment, New Delhi.

Secretary

9. Shri Nathu Ram.

Special Invitees

10. Shri Kalwaljit Singh,  
Finance Member, D.D.A.



11. Shri R.S. Gupta,  
Engineer Member, D.D.A.
12. Shri A.S. Pinto,  
Additional G.M. (T), D.E.S.U.
13. Shri J.D'Crüz,  
Chief Engineer (W), M.C.D.
14. Shri N.Subramaniam,  
Dy.General Manager,  
Delhi Telecommunications,  
New Delhi.
15. Shri E.F.N. Rebeiro,  
Commissioner (Planning), D.D.A.
16. Shri Satish Chandra,  
Commissioner (Housing), D.D.A.
17. Shri Virendra Nath,  
Commissioner (Lands), D.D.A.
18. Shri J.C. Gambhir,  
Director (CP), D.D.A.
19. Shri V.V.Bodas,  
Director (PPW), D.D.A.
20. Shri R.G. Gupta,  
Director (TT), D.D.A.
21. Shri S.C. Gupta,  
Additional Director (DC), D.D.A.
22. Shri V.P.Gupta,  
Dy. Secretary-I, D.D.A.

No.  
21

Subject:- Confirmation of the minutes of the  
last meeting held on 5th April, 1982.

Resolved that the minutes of the meeting held  
on 5th April, 1982, be confirmed.

Contd....

2.

Item No.                      Subject:- Perspective Plan for Delhi 2001 -  
22.    Plan for Social Infrastructure.  
A.C.24.8.82

In the process of preparation of Perspective Plan for Delhi 2001 standards of Social Infrastructure i.e. health, education, security (Police), fire, tele-communication (post and telegraph and telephone exchange) and distributive facilities (milk and gas) have been worked out in consultation with the concerned departments. The standards as worked out in comparison to the present Master Plan standards are given below:-

1. HEALTH :

Standards as per present Master Plan

Standards as proposed for the Perspective Plan for Delhi-2001

1. Beds per 1000 population - 4.6 beds

1. Beds per 1000 population - 4.12 beds.

2. Distribution of the beds in different types of hospitals:

2. Distribution of the hospital beds:

a) General hospital of 500 beds for a population of 1.2 lakh at 4 beds per 1000 population. area - 6 Hects.

(i) General Hospital of 500 beds - one for 3.0 lakh population @ 1.66 beds per 1000 population. Area - 5.5 Hects.

b) Primary Health Centre of 15 beds for a population of 20,000 to 25,000 population at 0.6 beds per 1000 population. Area-0.4 Hect.

(ii) Intermediate Hospital - 'A' of 200 beds - one for 1.5 lakh population @ 1.33 beds per 1000 population. Area - 2.5 Hects.

Intermediate Hospital - 'B' of 80 beds - one for 1.5 lakh population @ 0.53 beds per 1000 population. Area - 1.0 Hect.

(iii) Poly-clinic having some observation beds - one for 1.5 lakh population. Area - 0.2 to 0.3 Hect.

3.

(iv) Nursing Home of 30 beds - one for 50,000 population @ 0.6 beds per 1000 population. Area - 0.2 to 0.3 Hect.

(v) Dispensaries - one for 15,000 population. Area - 0.8 to 1.2 Hect.

(Also refer report entitled 'Health Facilities Development Plan for Delhi-2001')

## 2. EDUCATION UPTO SENIOR SECONDARY LEVEL :

### Standards as per present Master Plan

- i) Pre-primary school for 75 students 10 schools for 15,000 population with area varying 0.08 to 0.30 Hect. each to varying densities from 200 to 50 persons per acre.
- ii) Basic primary school of 600 students - 4 schools for 15000 population serving to the age group 6 to 14 years. Area - 0.607 to 1.012 Hect. each.
- iii) Higher Secondary Schools of 1000 students - one school for 15000 population serving to the age group 11 to 17 years. Area - 2.023 to 4.047 Hects. each. (later changed to 2 higher secondary schools for 15000 population.

### Standards as proposed for the Perspective Plan for Delhi- 2001.

- i) Pre-primary/Nursery Schools - 5 (ranging from 3 to 7 school) for 15000 population  
Area:
  - a) Urban limits - 1981
    - i) Resettlement colonies : 0.09 to 0.30 Ha.
  - ii) Unauthorised colonies: Dropped.
  - b) Extended urban limits - 2001  
Area : 0.05 Hects.
- ii) Primary Schools - 3 Schools for 15000 population.  
Area:
  - a) Urban limits - 1981
    - i) Resettlement colonies : 0.61 to 1.01 Hact.
  - ii) Unauthorised colonies: 0.30 to 0.6 Hact.
  - b) Extended urban limits -2001  
Area: 0.33 Hects.
- iii) Senior Secondary Schools:  
2 schools for 15000 population.
  - a) Urban limits - 1981
    - i) Resettlement colonies: Area - 2.02 to 4.05 Hact.
  - ii) Unauthorised colonies : Area - 0.60 to 1.00 Hact.
  - b) Extended Urban limits - 2001.  
Area: 1.50 Hects.

4.

iv) Integrated schools:

one school for 0.30 to 1.00 lakh population.

Area: 1.80 Hects.

v) Integrated schools with Hostel facilities:

One school for 0.90 to 1.00 lakh population.

Area: 2.20 Hects.

Also refer enclosed report 'Education Facilities' - (upto Secondary level) Development Plan for Delhi - 2001. Standards for high and technical educations are being worked out.

3. POLICE :

Standards as per present Master Plan

One police station for 0.75 to 1.0 lakh Population

Area - 0.6 to 1.01 Hects.

Standards as proposed for the Perspective Plan for Delhi-2001.

a) Area within the urban limits:

i) One police station for 0.75 to 1.0 lakh population.

Area (with residential: 1.15 accommodation) Hects.

Area (without residential accommodation) : 0.4 to 0.6

ii) One police post for 0.40 to 0.5 lakh population.

Area - 500 sq.mt.

b) For new areas to be urbanised:

i) One police station for 0.75 to 1.0 lakh population with residence.

Area - 1.15 Hects.

ii) One police post for 0.4 to 0.5 lakh population, with a minimum residences.

Area - 0.1 Hect.

In addition to police station and police posts, one district office with battalain

for 9 to 10 lakh population.  
(one for each planning Division)

Area - 0.8 Hect. for office  
& 4.0 Hect. for Battalion.

#### 4. FIRE:

One staff quarter to be  
provided within 3 miles  
distance.

Area - 1.5 to 2.5 acres.

##### a) For existing developed areas

One fire station or one sub-  
fire station to be provided  
within radius of 3 KM  
distance.

Area - 0.2 to 0.6 Hect. (for  
fire station)

- 0.2 Hect. (for sub-  
fire station).

##### b) For new areas one fire sta- tion or one sub-fire station within 1 to 3 KMs distance and/or 2 lakh population.

Area - 0.6 to 1.0 Hect. (for  
fire station)

- 0.2 Hect. (for sub-  
fire station)

#### 5. TELECOMMUNICATION :

##### a) Post & Telegraph office (delivery & booking) - one for 0.8 to 1.0 lakh population.

Area - 557 sq. mt.  
floor space.

##### a) Post Office (P.O.)

###### i) One P.O. counter without delivery for 0.1 to 0.15 lakh population.

Area - 60 to 85 sq. mt. of  
carpet area.

###### ii) Head Post Office with Delivery for 3 lakh popula- tion.

Area - 500 sq. mt. of carpet  
area + residence of Post  
Master.

###### iii) Head Post Office + Admn. Office of Supdt. for 6 lakh population.

Area - 2500 sq. mt. floor  
area + 5 staff Qrts.

##### b) Deptt. Telegraph Office.

###### i) Booking counter for 1 lakh population.

Area - 20 sq. mt. of floor area.

- ii) Booking + Delivery office for 6 lakh population.

Area - 1700 sq.mt. of floor area (including residences)

- c) Telephone Exchange of 40,000 lines capacity for 1 lakh population.

Area - 0.8 Hect. with 100 F.A.R. & 25% coverage @ 4 telephone connection per 100 persons.

#### 6. DISTRIBUTIVE SERVICE :

- a) LPG Godowns. The Master Plan had no specific standards. However, as per existing practice one godown for 550 cylinders & 8000 kg. capacity is provided in 527.3 sq.m. (20.11 mx26.82 m.)

Location: in open areas along drains.

- a) One LPG Gas godown for 25,000 to 50,000 population of 8000 Kg. & 550 cylinders.

Area - 526.5 Sq.mt. (20.25 m x 26.00 m)

inclusive of chowkidars hut.

Location: i) in industrial areas within 5 kms. of areas served or

ii) in specific locations wherever necessary.

- b) Milk Booths

There was no specific standard proposed in the Master Plan. The existing practice is to allot land as and when the requirements are raised.

- b) One milk vending booth of about 1500 ltrs. capacity for 5000 to 7000 population.

Area - 19.68 sq.mts. (4.8 x 4.1 m)

#### SPACE STANDARDS FOR THE WALLED CITY :

##### EDUCATION

- i) Primary school  
Four schools for 15000 population.  
Area - 0.101 to 0.304 Hact.

- ii) Hr. Secondary School  
one school for 15000 population.  
Area: 0.202 to 0.607 Hects.

- i) Primary school  
Three schools for 15000 population in 0.10 Hects./space for integrated facilities.

- ii) Sr. Secondary Schools.  
Two schools for 15000 population.  
Area - 0.20 Hect.



**FIRE**

- |   |  |
|---|--|
| i) One fire station for 1.0 lakh population<br>Area: 0.61 Hect. | i) Same as given for existing developed areas. |
|---|--|

**POLICE:**

- |   |  |
|---|--|
| i) One police station for 0.75 lakh population.<br>Area - 0.6 Hect. | i) One police station for 0.75 lakh population (with essential minimum barrack accommodation)<br>Area: 0.4 to 0.6 Hect.<br>ii) One police post (in case police station cannot be provided).<br>Area: 200 to 500 sq.mtrs. |
|---|--|

**RESOLUTION**

Commissioner (Planning), DDA explained the process of determining the standards of social infrastructures i.e. Health, Education, Security (Police), Fire, Tele-communication (Post & Telegraph and Telephone Exchange) and Distributive Facilities (Milk and Gas) by the Perspective Planning Wing. He further indicated the composition of various sub-group formulated for examining the existing infrastructure and to propose revised standards.

Additional Director (PPW) explained the standards for health facilities as proposed in the Master Plan for Delhi, 1961, as well as the standards now proposed for the Perspective Plan for Delhi, 2001. Having approved the idea of involving the private people/Social Welfare Organisations the Chairman suggested for adopting five beds per 1,000 population as the basic norm for planning the health facilities in Delhi 2001 instead of 4.12 proposed earlier.

Regarding standards for educational facilities upto Senior Secondary, it was indicated that the standards proposed are the minimum. The members sought more information on what the survey of existing schools with regard to the availability of facilities like open spaces for play and the proper buildings for school. The Chairman decided to look up the recommendations of the Group constituted by Delhi Administration while preparing the educational plan for Delhi, 2001. Further it was suggested to send the copy of the proposed standards for comments to Education Department, Delhi Administration.

The standards regarding the provision of police

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stations, police posts, police battalions and District Offices of Police Department were considered to be all right; however, the Chairman suggested that proposals be sent to Commissioner (Police), Delhi, for comments as well as for discussion with Lt. Governor in their regular meetings.

After discussing the standards for fire stations and sub-fire stations, it was agreed to adopt strict control and scrutiny before approving the building plans, specially for multi-storeyed buildings, for ensuing adequate fire fighting aids.

Standards for telecommunication were discussed with reference to the standards adopted by other developed and developing countries. The members suggested incorporation of the updated targets of telephone and telegraph departments for next 20 years. The standards for distributive services i.e. L.P.G. Gas and Milk Booths were also discussed.

The Chairman suggested that all the proposed standards may be circulated in the respective departments responsible for their execution and implementation for comments within fortnight regarding their stability and incorporation in the Perspective Development Plan, later.

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<u>Item No.</u> 23	Subject:- DELHI METROPOLITAN AREA - POPULATION EMPLOYMENT AND OTHER DEVELOPMENT POLICIES.
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The Existing Master Plan for Delhi had defined Delhi Metropolitan Area admeasuring about 2,048 Sq.Kilometres consisting of Delhi Union Territory and the towns very close to Delhi inextricably connected with its development. The towns identified were (i) Ghaziabad (ii) Faridabad- Ballabhgarh, (iii) Gurgaon, (iv) Bahadurgarh, (v) Loni & (vi) Narela. In the context of Perspective Plan for Delhi, 2001, the DMA needs to be re-defined and population, employment and other development policies to be formulated.

#### AREA

Delhi Metropolitan area has now been re-defined to consist of Union Territory of Delhi, the adjoining urban agglomerations of Ghaziabad (UA), NOIDA, Faridabad (UA), Bahadurgarh, Gurgaon, Kundli and certain areas lying in between the urban agglomerations adjoining to the Union Territory of Delhi. The re-defined area includes the newly developing towns of NOIDA and Kundli and also rural areas sensitive to development at the boundaries of the Union Territory, and the re-defined area now admeasures about 2,600 sq.kilometres including the areas of Union Territory of Delhi which is 1,485 sq.kilometres.

#### POPULATION

The toatl population of Delhi Metropolitan Area as per 1981 census is about 7 million including 6.2 million in the Union Territory of Delhi. As per the existing trends for 2001 the population for Delhi Urban Area works out to 140.22 lakh and for towns and urban agglomerations in Delhi Metropolitan Area 34.55

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lakh, making a total of 174.77 lakh. The rural population on the basis of trends is projected to 7.30 lakh. Thus total population of Delhi Metropolitan Area, Rural and Urban combined works out to 182.07 lakh.

The population of Delhi Urban area is restricted to 122 lakh as already discussed in place of 140 lakh as per trends. Out of the balance 18 lakh population, 8.45 lakh has been proposed to be decentralised to towns and urban agglomerations in the Delhi Metropolitan Area and 9.77 lakh to be dispersed to National Capital Region and the counter-magnets. On the basis of the trends and keeping in view, the planned capacities, the populations assignments have been worked out for urban agglomerations and towns in Delhi Metropolitan Area as under:-

Delhi (UA)	122 lakh
Faridabad (UA)	14 lakh
Ghaziabad (UA)	15 lakh
Gurgaon (UA)	6 lakh
Bahadurgarh	2 lakh
Kundli	1 lakh
NOIDA	5 lakh
Total -	<u>165 lakh</u>

#### EMPLOYMENT

Master Plan for Delhi have proposed most of these towns to provide employment in industries as well as central government offices. The Plan also proposed that industries more than 500 workers not to be located in Delhi but the same to be located in the ring towns and national capital region.

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Because of industrial growth, the towns like Ghaziabad and Faridabad are developing very fast. All these urban settlements make an almost full ring around Delhi. Development of unrestricted heavy industries in these towns may create a problem of large scale pollution and material handling. Thus it is proposed that for the industrial development policy solves the problems- (i) Delhi should have small industries upto 100 workers per Unit except for certain specific types like electronics and garment manufacturing and other of sophisticated type and (ii) in the Delhi Metropolitan Area, extensive industries upto 500 workers only may be permitted.

To make the urban agglomeration and settlements in the Metropolitan Area attractive to live and work and less dependent on the Mother City, the following measures are also proposed;

- i) Land development policy to cater to the provision of housing accommodation to its employees by industries and government offices. House rent allowances to be uniform within the Delhi Metropolitan Area for government employees.
- ii) Social infrastructure i.e. Hospitals, Schools, Colleges, etc. to be of the level of Delhi City.
- iii) The housing agencies to provide for large number of built dwelling rather than un-built plots to take immediate advantage of the developments for decentralisation.
- iv) An integrated transportation system for the DMA.
- v) Extension of ULCAR in the Urban settlements of the DMA.
- vi) Uniform taxation policy for the DMA.

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In the absence of legislation for the DMA, implementable policies, plans and programmes for the DMA as a composite entity involving the States of UP and Haryana and the Union Territory of Delhi are required within the existing legislative frame-work. For this purpose, the existing statutory frames in the respective states may require being frequently monitored by appropriate institutions at the official and political level on all facets on planned growth to ensure that short term and long term targets in the various programmes are achieved.

RESOLUTION

The paper on the subject presented by the Perspective Planning Wing was accepted.

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FOR OFFICIAL USE

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# HEALTH FACILITIES

## DEVELOPMENT PLAN FOR DELHI—2001

Perspective Planning Wing

**DELHI DEVELOPMENT AUTHORITY**

Revised August 1982

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I. INTRODUCTION :

The availability of adequate Health Facility is one of the basic needs of the community. The present mode of living of the urban dweller is conditioned to get exposed to various pollutions due to industrialisation and rapid urbanisation, thus increasing the importance for them. Delhi Health Facilities have to serve the City's population as well as these are important in the regional context, as many people from the adjoining areas come to Delhi, in search for better health facilities.

II. EXISTING HEALTH  
FACILITIES IN  
DELHI.

1. Scale of  
health  
facilities:

Except for a small percentage of affluent population at the top, health facilities to the general population is provided by Municipality Corporation of Delhi, Central Government, Delhi Administration and some voluntary non-Government organisations. As of today Delhi has 63 Hospitals against 21 (7 General and 12 others) Hospitals in 1961 (Refer Appendix 1). Apart from this there are 110 Nursing Homes, 146 Maternity and Child Welfare Centres, 8 Primary Health Centres (Rural) and 459 Dispensaries, (Refer Appendix 2) to satisfy the health needs of the people, details given below:-

Table No: 1 \*

Year	HOSPITALS		NURSING HOMES		Maternity/Child Welfare Centres		Primary Health Centre		Dispensaries.
	No.	Beds	No.	Beds	No.	Beds	No.	Beds	
1961	21	N.A	N.A	N.A	NA	N.A.	N.A	N.A	N.A.
1971	53	9676	64	514	110	132	8	72	220
1981	63	12893	110	942	146	220	8	80	459

TOTAL BED: 14135

At present in Delhi there are 14,135 hospital beds for 54.54 lakh urban population. This comes to 2,566 beds per 1000 population against 4.60 beds per 1000 persons as recognised in Delhi Master Plan (1961). The growth in beds/1000 population in fact, shows a decreasing trend as in 1971 there were 2.83 beds/1000 population, which have now come down to 2,566 beds/1000 population in 1981. (Refer Appendix-4).

\* For details - refer Appendix -3

ii) Pattern of  
Distribution:

The poor distribution of hospital beds, created a geographical imbalance with regard to availability of hospitals within the city. The position of beds in various Divisions are as under:

Table No.2

Divisions	Total	Required(1981)	Position
A	1319	2862	-1543
B	589	2612	-2023
C	3183	2440	+743
D	4213	2282	+1931
E	949	4732	-3783
F	3002	3782	-780
G	714	3994	-3280
H	24	2381	-2357
RURAL	142	170	-28

NOTE: 1. + Excess of Beds  
- Shortage of Beds

2. Beds requirement calculated as per 4.6 beds per 1,000 population.



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The Table reflects that the Divisions C & D has an excess of Beds as compared to other Divisions. The Maximum deficiency in the availability of beds per 1000 population is in E division followed by G division. Thus presently there is a deficiency of 11092 beds in Urban Delhi as per the Master Plan standards.

iii) Types of Health Facilities:

Out of the total existing beds the contributions of Allopathic Hospitals is maximum. The system wise distribution of beds is as follows. (Refer Appendix-II)

S.No.	Systems of Health	% of total Beds
1.	Allopathic Hospitals	96.15
2.	Allopathic & Ayurvedic Hospitals	1.55
3.	Homeopathic Hospitals	0.78
4.	Ayurvedic Hospitals	0.78
5.	Ayurvedic & Unani Hospitals	0.74

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iv) Agencies for providing Health Facilities:

Presently the medical facilities in Delhi continue to be provided by multiple agencies and as such there is no single agency which is responsible for the provision of Health Facilities at the city level. The total beds provided by different organisations at present in Delhi are as follows.

S.No.	Organisation	No. of Beds	% of total Beds
1.	Municipal Corporation of Delhi	3439 (3392 + 47)*	24.18
2.	Central Government	3040 (3007 + 33)	21.37
3.	Delhi Administration	2407	17.55
4.	Voluntary Organisation	1240	15.75
5.	Statutory Bodies	1556	10.94
6.	Private Bodies	942	6.62
7.	Railways	320	2.25
8.	New Delhi Municipal Committee	161	1.13
9.	Cantonment Area	30	0.21

\*Beds under primary Health Centres in rural area.

## III. THE STANDARDS:

The First Master Plan proposed the provision of Health Facilities by adopting the following standards.

A. Public General Hospital: One hospital of 500 beds for 1,25,000 population; and

B. Health Centre: One for 22,000 to 25,000 population with 15 beds.

In actual practice different agencies responsible for the provisions of this facility have adopted their own standards but which are not fixed. The provision mainly depended upon the demand of the residents of any specific area. The comparative standards with regard to health facility as accepted by five important metropolis are given as below:

S. No.	Delhi	Calcutta	Bombay	Madras	Hyderabad
1. No. of Beds/1000 population	4.6	4.0	4.5	4.0	4.0
2. Optimum size of a hospital (No. of Beds)	500	500	100 to 200	500	500

: 8 :

Though the CIDCO of Bombay proposed a higher standards for metropolitan areas, it is recommended to continue the same standards of First Master Plan for Delhi.

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V. PRESENT PROBLEMS: Delhi has following problems with regard to the availability of health facilities:

1. The geographical imbalance created by the poor distribution of Health Facilities. This has caused the under or over-utilisation of facilities.
2. Overlapping in Distribution functions and poor coordination among the organisations due to the multiple agencies responsible for the provisions of this facilities.
3. Delays in the provisions of health facility in newly developing colonies and inadequacy in the existing areas due to communication gap between physical plan implementing authority and the agencies responsible for the provision of health facilities.
4. Inefficient hierarchy /system for the provision of Health Facilities.

V. ISSUES/IMMEDIATE  
ACTION

ISSUE -I      Improvement of the existing system/  
hierarchy, provision of health facilities  
to avoid overlapping in the existing  
distribution pattern and to fill the gaps.

- ACTIONS
- i) Creation of Prime agency to give  
directions to the various organisations  
for managing and providing the health  
facilities at the city level.
  - ii) Expansion of few of the existing  
hospital to have larger service area.
  - iii) Considering the urban poor as main  
clients, the provisions of health  
facilities should mainly be through a  
system of public agencies rather than  
private agencies.
  - iv) Provision of 'Intermediate Hospitals'  
in unserved areas/zones which can  
then be promoted to general Hospitals  
in future where the demand is more.

ISSUE II      Modifications in the standards/Norms for  
the provisions of health facilities.



:- 11-:-

PROPOSALS

- A) BEDS  
4.0 beds per 1,000 population.
- B) Pattern of Distribution of Health facilities

S.No.	Category	Beds	Population to be served (lakh)	Space to be allocated in Hactres		
				Hos-pital area	Resi-dential area	Tot-al
1.	General Hospital	500	3.00	3.5	2.0	5.5
2.	(a) Intermediate Hospital-A including maternity beds.	200 (including 30 maternity beds)	1.50	1.5	1.0	2.5
	(b) Intermediate Hospital-B including maternity beds.	80 (including 20 maternity beds)	1.50	0.6	0.4	1.0
3.	Poly-clinic	some observation beds	1.50	0.2 to 0.3		0.2 to 0.3
4.	Nursing Homes	30	0.50	0.2 to 0.3		0.2 to 0.3
5.	Dispensaries	--	0.15	0.08 to 0.12		0.08 to 0.12

Note: i) At least one General Hospital in each Planning Division.

ii) The maternity beds have been calculated assuming 20 birth/1,000 population and average bed occupancy of 5 days.

iii) The FAR in case of residential area attached with the different types of hospitals, would be 175 whereas the FAR for hospital area would be 100.

iv) For a population of about 45,000 to 50,000 one maternity and child welfare centre would be provided which would be part of one of the dispensaries. For 10 such centres, one maternity home of about 30 beds would be required and thus it could be in place of one nursing home site.

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- v) In case of specific requirements for medical facilities other than those indicated above, one of the sites which would suit the special requirement of the agency the most, would be allotted for.

Thus, the health facilities are proposed to be distributed for a residential block of 3.0 lakh population as follows:

S.No.	Category	No. of Units	Total Beds	Beds/1,000 population
1.	General Hospital	1	500	1.66
2.	a) Intermediate Hospital- A	2	400	1.33
	b) Intermediate Hospital-B	2	160	0.53
3.	Nursing Homes	6	180	0.60
4.	Poly-clinic	2	-	-
5.	Dispensaries	20	-	-
T O T A L			1,240	4.12

APPENDIX - I

Hospitals existing in 1961

S.No.	Hospitals	Division	Type of Hospital
1.	Kasturba Hospital	A	Central Hospitals
2.	Hindu Rao Hospital	C	-
3.	LNJP Hospital	D	-
4.	Ram Manohar Lohia Hospital	D	-
5.	Suchita Kripalini Hospital	D	-
6.	All India Institute of Medical Science	F	-
7.	Safdarjang Hospital	F	-
1.	Railway Hospital	A	Railway Hospitals
2.	Railway Hospital	A	-
1.	Dr. Sen's Nursing Home	D	Other Hospitals
2.	Ganga Ram Hospital	D	
3.	Khairathi Ram Hospital	D	
4.	Holy Family Hospital	F	
5.	Tirath Ram Hospital	C	
6.	Balak Ram Hospital	C	
7.	Lahore Hospital Society	B	
8.	Mrs. Girdhari Lal Hospital	A	
1.	T.B. Hospital	C	Special Hospitals
2.	T.B. Hospital	F	
3.	I.D. Hospital	C	
4.	Mental Hospital	E	

APPENDIX - II

Table 2.1

S.No.	System of Medicine	Existing	
		No. of Beds	Beds/1000 persons
1.	Hospital (1+5+6+7)	12893*	2.241
2.	Private Nursing Homes (10 to 100 Beds)	942	0.164
3.	M & CH. Centres	200	0.038
		14055	2.443
4.	Primary Health Centres	80	1.887
*	This includes General Hospitals, Specialised Hospitals and Hospitals which only serve the people engaged in a particular agency.		
*	In Maternity & Child care centres the beds are very less because Maternity Hospitals are included in Hospitals category.		

TABLE No. 2.2BEDS UNDER DIFFERENT SYSTEMS OF MEDICINE IN DELHI - 1980-81

\* Total Urban Population = 5752538 (1981)

S.No.	System of medicine	No. of Beds	Beds per 1000 persons
1.	Hospitals (Allopathic)*	12577	2.186
2.	Maternity and Child care centre	220	0.038
3.	Private Nursing Homes	942	0.164

S.No.	System of medicine	No. of Beds	Beds per 1000 persons
4.	Ayurvedic	188	0.0327
5.	Unani	28	0.0048
6.	Homeopathic	100	0.017
7.	Total Beds ( 1 to 6)	14055	2.443
8.	Primary Health Centres	80	1.887
	*Allopathic Hospitals	12397	
	Moolchand K. Ram Hospital	140	
	Tibbia College & Hospital	40	
	Total	12517	

Source: Health Directory - 1980, prepared by C.G.H.S.

APPENDIX -III3.1 NURSING HOMES

All Nursing home run by private organisations only

Total Units - 86

Total Beds - 942

3.2 PRIMARY HEALTH CENTRES

MCD No. of Units - 5

No. of Beds - 47

C. Govt.

No. of Units - 3

No. of Beds - 33

3.3 MATERNITY & CHILD WELFARE UNITS

Organisations Wise distribution

	No. of units	No. of Beds	% of Beds
1. MCD	78	142	64.54
2. NDMC	13	51	23.18
3. CGHS	3	27	12.27
4. Centt. Board	1	-	-
5. V. Organisation	7	-	-
Total	102	220	100.00

contd...17

: 17 :

### 3.4 DISPENSARIES

Organisation wise distribution

S.No.	Organisation	No. of Units	%
1.	MCD	132	28.14
2.	NDMC	27	5.76
3.	D. Administra- tion	112	23.88
4.	Central Government	93	19.83
5.	Railways	10	2.13
6.	Statutory Bodies	74	15.78
	a) DESU	17	
	b) DTC	17	
	c) RBI	5	
	d) ESIC	31	
	e) Others	4	
7.	V. Organisa- tions	21	4.48
	Total	459	100.00

### 3.5 SYSTEM WISE DISTRIBUTION IN PERCENTAGE

S.No.	System of medicine	No.	%
1.	Allopathic	319	68.02
2.	Ayurvedic	71	15.14
3.	Unani	13	2.77
4.	Homeopathic	66	14.07
	Total	469	100.00

.....18

.....18

## APPENDIX - IV

TABLE NO. - 4.1

## EXISTING POSITION OF HEALTH FACILITIES IN DELHI:

'A' 1971 URBAN POPULATION - 3647023

S.No.	Health Facility	No. of Units	No. of Beds	Beds/1000 Population Existing	Proposed	Deficiency
1.	Hospitals	53	9674	2.653	4.00	
2.	Private Nursing Homes	64	514	0.141	N.A.	
3.	Maternity/Child welfare centres	110	132	0.036	N.A.	
4.	Dispensaries	220	-	-	1 unit/ 16577 Poplu.	
Total ( 1 to 4)		227	10320	2.83	4.00	1.171 bed: 1000 Popl.

TABLE No. 4.2  
1981 URBAN POPULATION - 5752538

S.No.	Health Facility	No. of Units	No. of Beds	Beds/1000 Popul. Existing	Standards	Deficiency
1.	Hospitals	63	12893	2.241	4.00	
2.	Private Nursing Homes	100	942	0.164	N.A.	
3.	Maternity/Child Welfare Centres	46	220	0.038	N.A.	
4.	Dispensaries	459	-	-	1 unit/ 12,533 Poplu.	
Total (1 to 4)		219	14055	2.443	4.00	1.557 Beds/1000 Pop.
5.	Primary Health Centres	8	80	1.887	N.A.	.....19



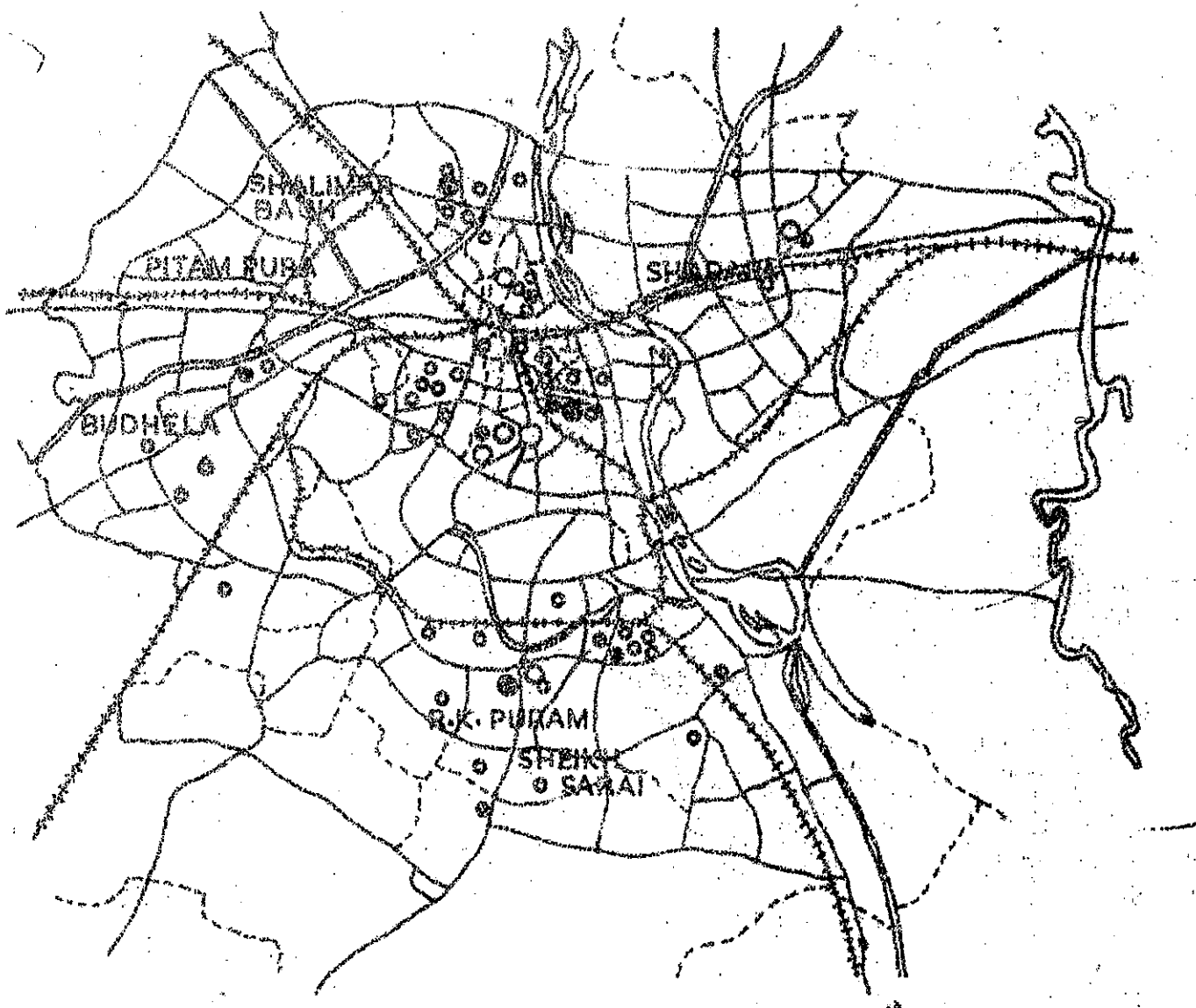
: 19 :

TABLE 4.3

THE GROWTH OF HOSPITAL BEDS

Year	Total Beds		Shortage
	Existing	Required	
1971	10392	14588	4196
1975	12223	17396	5173
1976	12500	18179	5679
1977	12792	18997	6205
1978	13222	19852	6630
1979	13941	20746	6805
1980	14135	21691	7557

# MAP SHOWING THE LOCATION OF EXISTING HOSPITALS IN DELHI (1980-81)



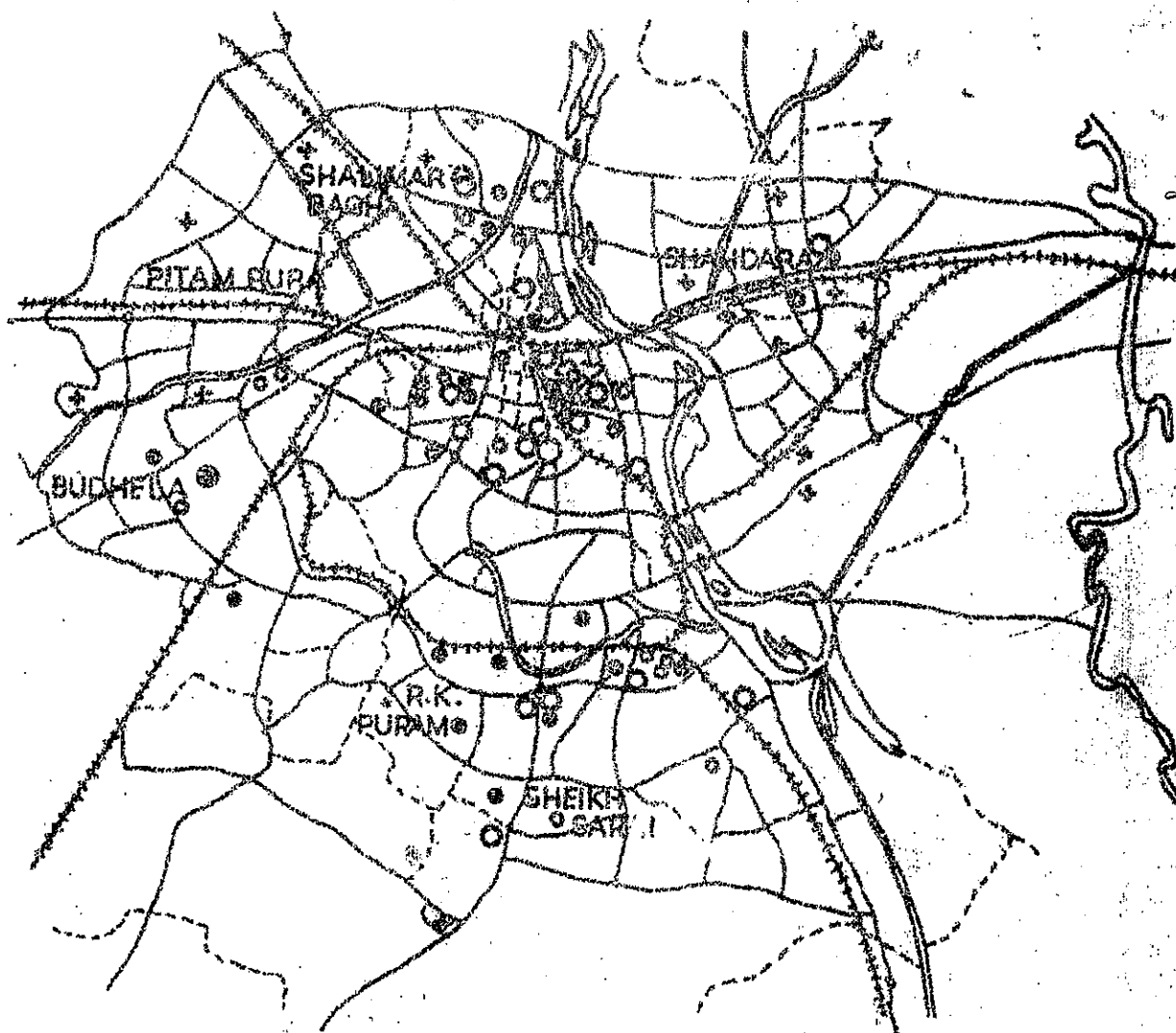
## LEGEND

HOSPITALS HAVING BED

- UP TO 200
- 200 - 500
- 500 - 1000
- ABOVE 1000

SOURCE : DIRECTORATE OF HEALTH SERVICES,  
DELHI ADMINISTRATION.

# HOSPITAL SITES IN DELHI (1961-1981)

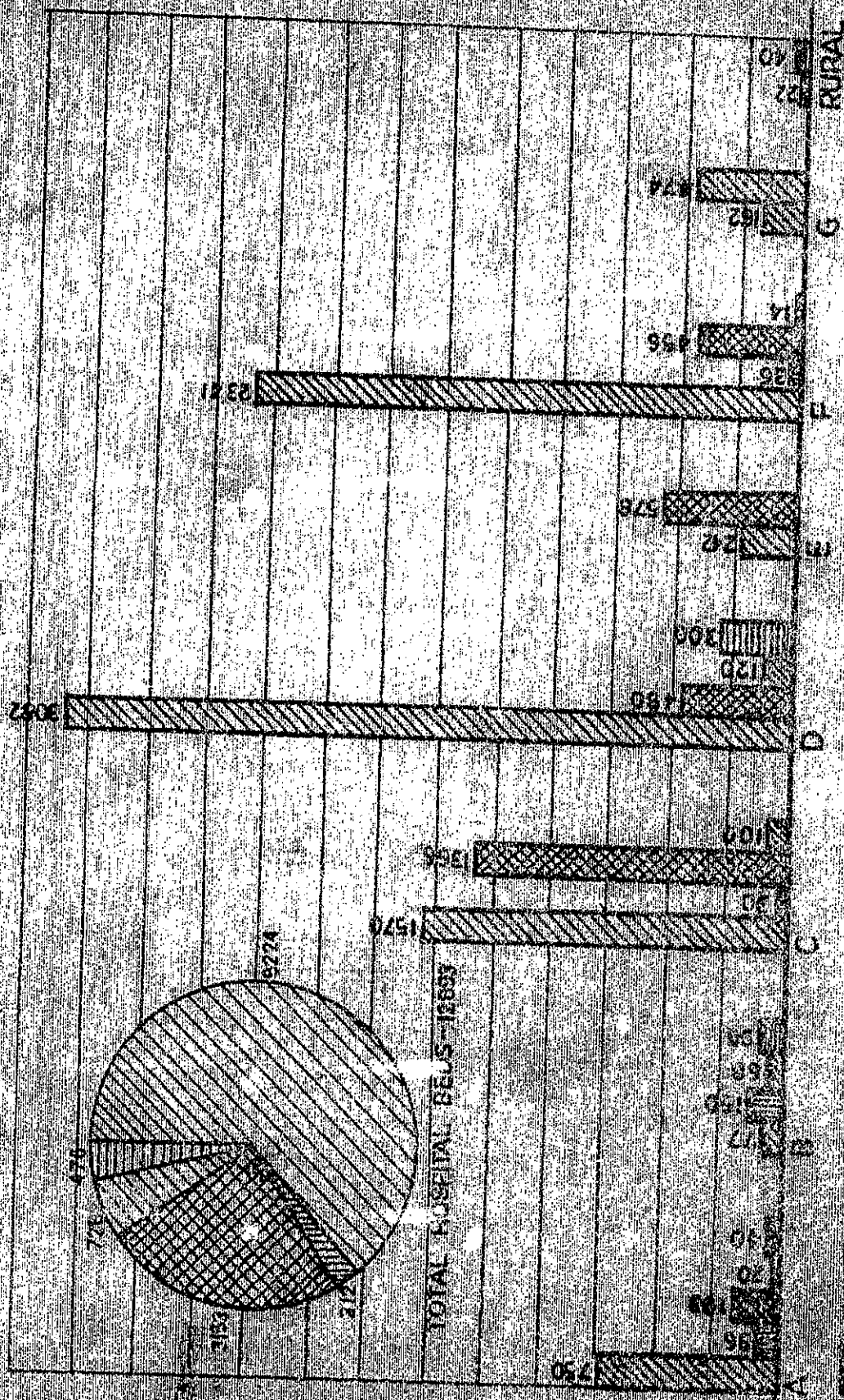


## LEGEND

- HOSPITALS PRIOR TO 1961 -
- IDENTIFIED IN THE MASTER PLAN
- ◐ OTHER THAN THE MASTER PLAN
- HOSPITALS CONSTRUCTED DURING 1961-81--
- ⊗ ON SITES IDENTIFIED IN THE MASTER PLAN
- ⊙ ON SITES OTHER THAN THE MASTER PLAN
- + HOSPITAL SITES AVAILABLE.

SOURCE : DIRECTORATE OF HEALTH SERVICES.  
DELHI ADMINISTRATION.

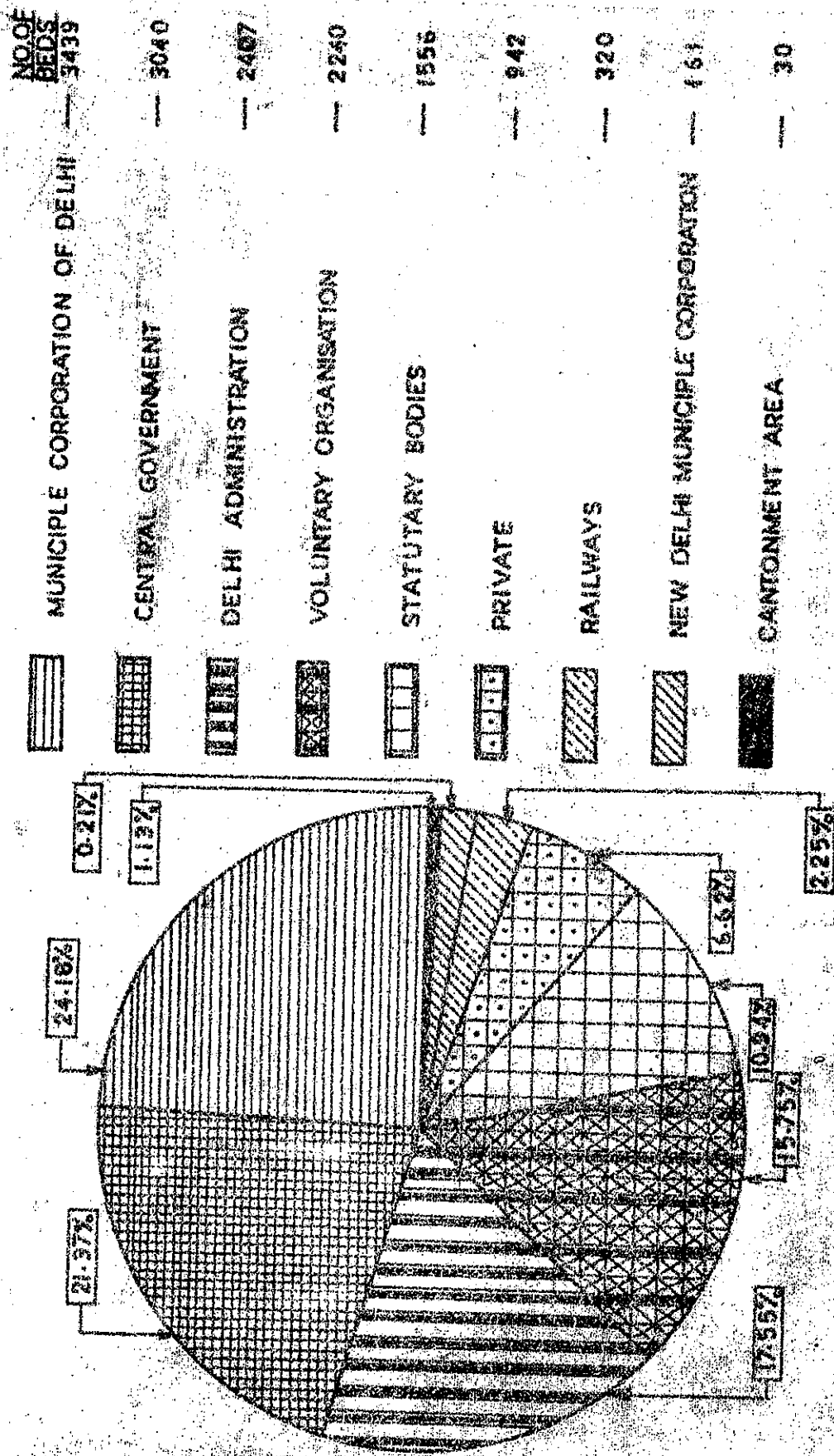
# DIVISION WISE DISTRIBUTION OF HOSPITAL BEDS (1981)



SOURCE: DIRECTORATE OF HEALTH SERVICES  
DELHI ADMINISTRATION  
MEDICAL DIRECTORY

GENERAL HOSPITALS  
MATERNITY HOSPITALS  
SPECIAL HOSPITALS  
RESEARCH HOSPITALS  
OTHER THAN ALLOCATING HOSPITALS

# PERCENTAGE OF BEDS UNDER DIFFERENT ORGANISATIONS: EXISTING (1980-81)

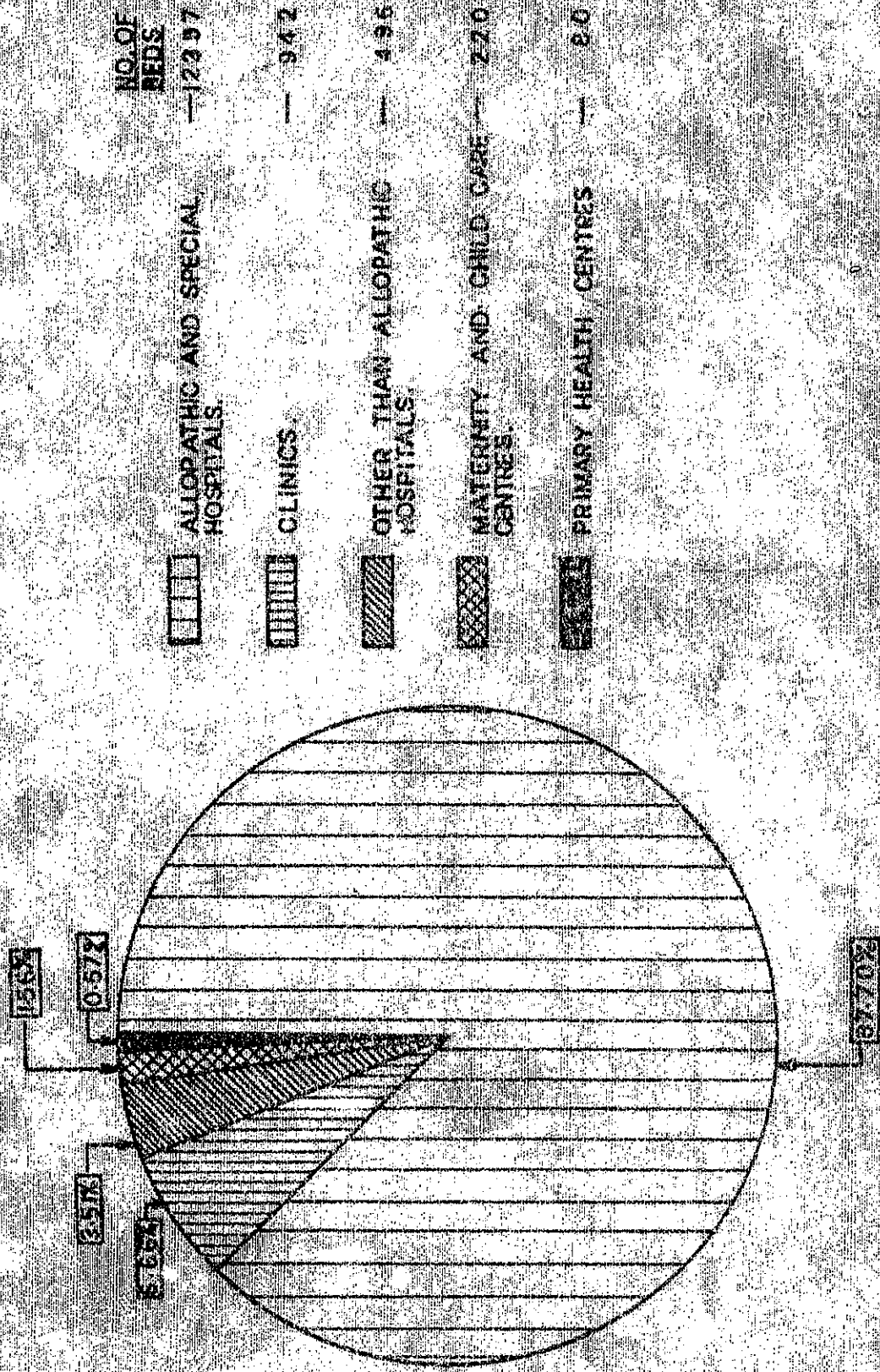


HEALTH FACILITIES IN  
DELHI

SOURCE: MEDICAL DIRECTORY - 1980.



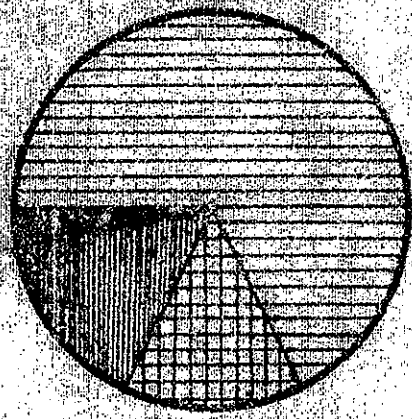
# PERCENTAGE OF BEDS UNDER DIFFERENT CATEGORIES OF HEALTH SERVICES EXISTING (1980-81)



HEALTH FACILITIES IN DELHI  
UNIT-INFRASTRUCTURE

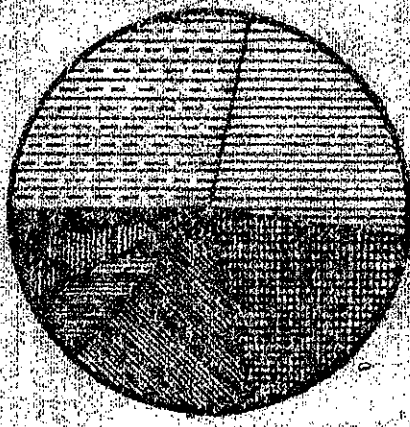
SOURCE-MEDICAL DIRECTORY-1980

# DISTRIBUTION OF DISPENSARIES IN DELHI (1980-81)



S.NO	SYSTEM OF MEDICINE	DISPENSARIES NOS.	%
1	ALLOPATHIC	319	69.02
2	AYURVEDIC	71	15.14
3	HOMOEOPATHIC	66	14.07
4	UNANI	13	2.77
	<b>TOTAL</b>	<b>469</b>	<b>100</b>

S.NO	NAME OF THE AGENCY/ ORGANISATION	DISPENSARIES NOS.	%
------	----------------------------------	-------------------	---






S.NO	NAME OF THE AGENCY/ ORGANISATION	DISPENSARIES NOS.	%
1	MUNICIPAL CORPORATION OF DELHI	132	28.14
2	NEW DELHI MUNICIPAL COMMITTEE	27	5.76
3	DELHI CANTONMENT BOARD	-	0
4	CENTRAL GOVERNMENT BOARD DELHI	93	19.83
5	DELHI ADMINISTRATION	112	23.88
6	RAILWAYS	10	2.13
7	STATUTORY BODIES	74	15.78
8	VOLUNTARY ORGANISATION	21	4.48
	<b>TOTAL</b>	<b>469</b>	<b>100</b>

SOURCE-DIRECTORATE OF HEALTH SERVICES  
DELHI ADMINISTRATION



DIVISION	A	B	C	D	E	F	G	H
BEDS/1000 POP.	2.119	1.037	5.999	2.493	0.922	3.651	0.822	0.046

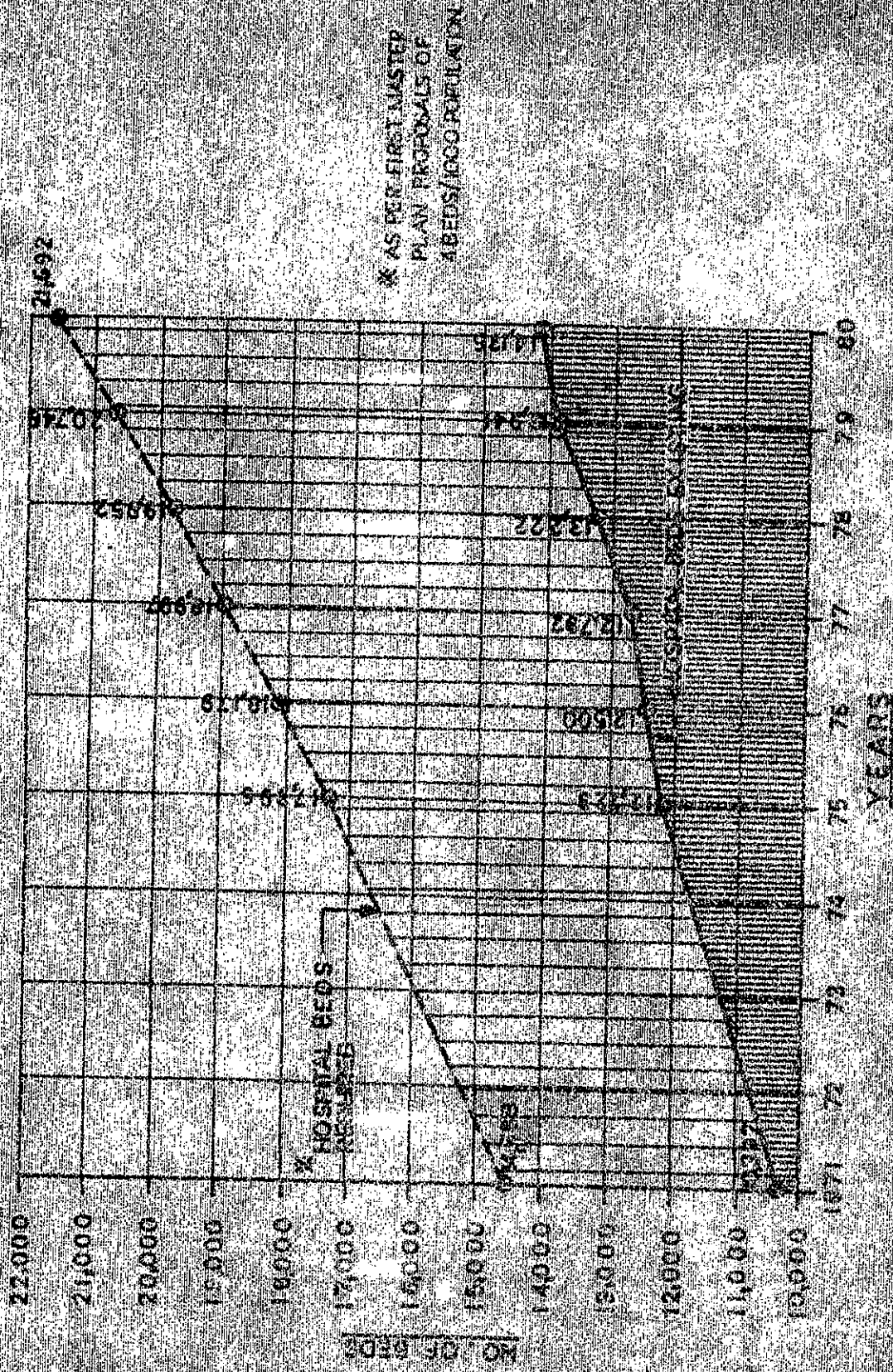
#### LEGEND :-

-  PLANNING DIVISIONS HAVING HOSPITAL BEDS BETWEEN 0 TO 1.0 PER 1000 POPULATION.
-  PLANNING DIVISIONS HAVING HOSPITAL BEDS BETWEEN 1 TO 4 PER 1000 POPULATION.
-  PLANNING DIVISIONS HAVING HOSPITAL BEDS 4 AND ABOVE.

SOURCE -- DIRECTORATE OF HEALTH SERVICES, DELHI ADMINISTRATION.

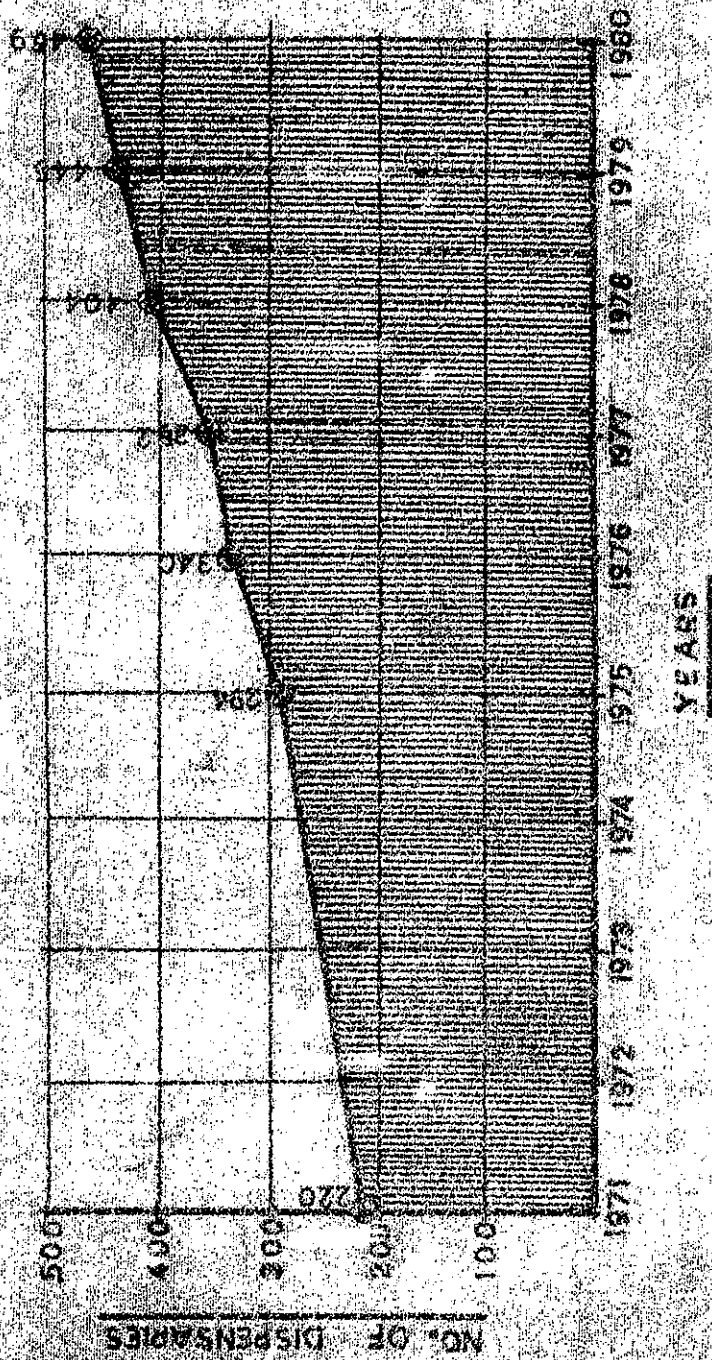


# GROWTH OF HOSPITAL BEDS DURING -1971-80 IN DELHI URBAN AREA.



HEALTH FACILITIES IN  
DELHI  
UNIT - INFRASTRUCTURE

GROWTH OF DISPENSARIES IN DELHI 1971 - 80



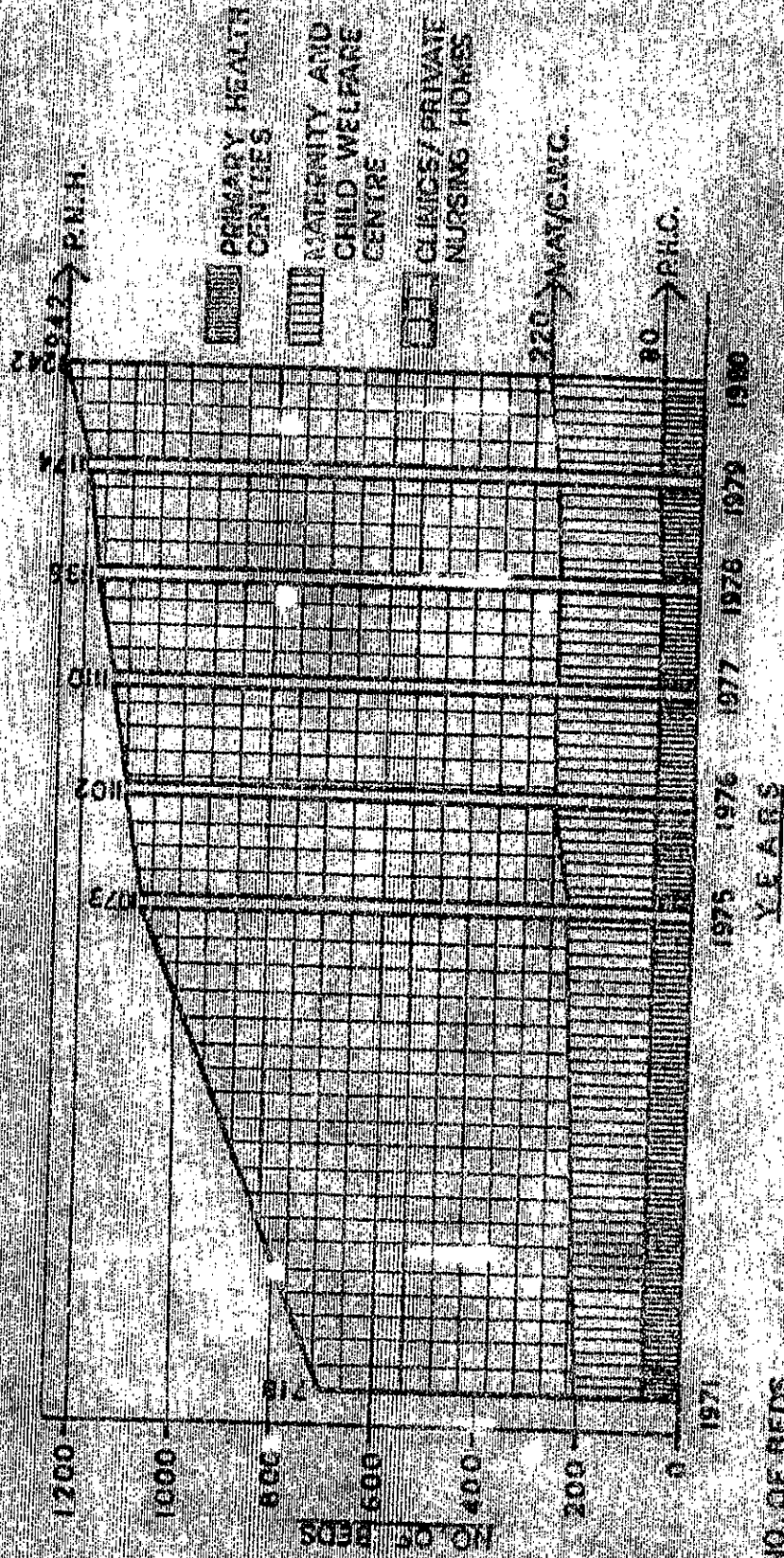
YEARS	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980
NO. OF DISPENSARIES	220			294	340	352	404	445	459	

SOURCE :-DIRECTORATE OF HEALTH SERVICES, DELHI ADMINISTRATION.

(MEDICAL DIRECTORY 1980)



# GROWTH OF BEDS IN OTHER THAN GENERAL HOSPITALS IN URBAN DELHI (1971-80)



NO. OF BEDS

S.NO. PARTICULARS

1. PRIMARY HEALTH CENTRES

2. MATERNITY AND CHILD WELFARE CENTRE

3. CLINICS/PRIVATE NURSING HOMES

TOTAL

SOURCE: DISTRICT OF HEALTH SERVICES, MEDICAL DEPARTMENT, P.W.D.

UNIT: INFRASTRUCTURE

**CONFIDENTIAL**  
FOR OFFICIAL USE

# **EDUCATIONAL FACILITIES**

(UP TO SENIOR SECONDARY LEVEL)

## **DEVELOPMENT PLAN FOR DELHI-2001**

Perspective Planning Wing  
**DELHI DEVELOPMENT AUTHORITY**

**JULY 1982**

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## Contents

- I INTRODUCTION
- II EVALUATION OF THE EDUCATIONAL FACILITIES AND GUIDELINES
  - A) PRE-PRIMARY/NURSERY EDUCATION
    - Distribution Pattern
    - Master Plan(1962-82) Guidelines
  - B) PRIMARY EDUCATION
    - Distribution Pattern
    - Enrolment
    - Master Plan(1962-82)Guidelines.
  - C) MIDDLE SECONDARY & SR.SECONDARY EDUCATION
    - Distribution Pattern
    - Enrolment
    - Master Plan(1962-82)Guidelines.
- III PROPOSALS
  - Broad Guidelines
  - Standards
  - Space Standards.
- IV APPENDIX I: Tables
- APPENDIX II: Detailed Area calculations-  
Analysis
- V APPENDIX III Charts

## SOCIAL INFRASTRUCTURE - EDUCATION FACILITIES:

### INTRODUCTION:

Education is the basic requirement of any community, and a powerful tool for social transformation, economic growth, modernisation and national integration. According to our constitution the children up to age of 14 years should be provided with free and compulsory education. The system of formal education followed in Delhi is 10+2 pattern. The responsibility for providing adequate education to every child who opts for, it is shared jointly by the local bodies, state govt, central government & voluntary organisations in Delhi.

In view the 'Universalisation of basic education' as the objective, the perspective development plan for Delhi 2001 needs to cater to the following accepted educational programme laid down in the Sixth Five Year Plan:-

1. Pre-Primary education
2. Elementary education
3. Secondary & Senior Secondary education.
4. University education
5. Professional education
6. Adult education
7. Youth development & cultural education.

: - 2- :

This paper primarily deals with the education upto senior secondary level and suggests an approach for improving and extending access of this basic facilities for the majority, in the context of Development Plan for Delhi for the next two decades.

EVALUATION  
OF THE EXIS-  
TING EDUCATIONAL  
FACILITIES:

The importance of educational facilities in Delhi is observed to be increasing at a fast rate. According to an estimate, about 70% of the school age population in the age group (five to eighteen) are attending educational facilities at different level upto Senior Secondary.

The statistics of faster increase in the overall enrolment in class I to XII compared to the increase in the number of schools.

	1971-72	1975-76	1978-79	1980-81
No.of schools	2420	2544	2602	2756
* enrolment (Lakhs)	8.52	10.21	11.37	12.54
Student/ school	352	401	437	452
Annual growth rate of enrol- ment in perce- ntage.		4.63	3.65	5.02

Though the overall average enrolment per school seems to be only about 450 but infact the conditions prevailing

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\* Excluding Nursery School enrolment.

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within the schools of all the three levels viz, primary, middle and sr. secondary are in buildings which are not pukka (Ref. Table I in appendix-I) Further about 46% of the schools upto senior secondary level do not have separate school buildings and hence they have to run in shifts.

Type of Schools	Total No. of schools	No. of school buildings	Schools running in two shifts in percentage.
Primary	1620	1182	54.08
Middle	322	262	37.26
Secondary	202	166	35.64
Sr. Secondary	458	414	19.22
Total	2602	2024	44.42

It has also been observed that in some cases the schools are not being used at their optimum level as the standard of such schools are not acceptable to a certain part of the population, whereas in other cases some of them are over crowded.

Out of the total number of schools of different types, maximum number are the exclusive primary schools (1620 i.e. 62.6% of the schools), followed

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by the type of schools having classes from VI to XII(middle + secondary + Sr.secondary) 326 schools i.e. 12.53%. Primary + senior secondary combined(1 to XII) are 5.00%. Thus about 80% of the schools are in the standard pattern already accepted, while about 20%(Refer Table II in the Appendix I) are not in the standard pattern.

PRIMARY AND  
SENIOR SECONDARY  
EDUCATION  
RESPONSIBILITY.

The responsibility of providing basic education in Delhi is shared by various organisations. In general the provision of education upto V standard(i.e. Primary Schools) is the responsibility of local bodies - MCD,NDMC,Delhi Cantt. whereas the provision of schools above V standard is the responsibility of Delhi Administration/Govt. Central, however, there is some overlapping.(Refer Table III in the Appendix-I).

PRE-PRIMARY EDUCATION.

Pre-primary education serves dual purpose i.e. besides providing educational facilities/<sup>it</sup>is required to meet the social needs of looking after the children of working mothers, and to provide a suitable environment to children in this age group. In different forms as

.....5/-

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Creches or Balwadi it is very useful to the children of the urban poor families whose small tenements are hardly appropriate for the proper growth. In India there is no institutionalised arrangement for the provision of pre-primary education and hence the majority of pre-primary schools are provided by the private individuals or groups.

Distribution Pattern:

in Delhi, presently the pre-primary education is provided through 561 schools which are run by local agencies, besides, a large number of pre-primary schools being run by the private sector on commercial lines.

Type of Schools	No.	%age
Exclusive Nursery school	49	8.73
Nursery as part of primary	454	80.93
Nursery as part of middle	18	3.21
Nursery as part of Sec. & Sr.secondary	40	7.13
Total	561	100.00

.....6/-

: - 6 - :

Master Plan 1962-82 guidelines.

According to the First Master Plan of Delhi for a residential neighbourhood of 15,000 it was proposed to provide 10 Nursery schools each having a capacity of 75 students. Each Nursery school was to be provided 0.25 acres to 0.75 acres of land for densities varying from 200 ppa to 25 ppa (Ref. Table IV in Appendix I).

In the absence of any organised govt. educational policy for the provision of pre-primary schools in Delhi a large number of Nursery school sites have not been utilised; and these schools have continued to run by the private people in the residential areas, suiting to the needs of community.

A sample survey of existing pre-primary schools was done in various types of development viz. plotted, group housing, unauthorised etc. in few planning zones. The survey revealed that on an average there are 3.48 schools per 15,000 population. All the schools surveyed were running in residential buildings/plots by private people (Ref. Table V in appendix I). except in Dakshi Puri and its extension where 7 out of 8 schools are run by Government.

... 7/-

PRIMARY EDUCATION:

Local bodies i.e. MCD, NDMC & Cantonment Board are primarily responsible to provide primary education in Delhi. Besides, primary education is also provided through some aided and unaided schools and also the schools run by Central Government.

Distribution pattern

There are presently 1954 schools in Delhi which provide the primary education. On an average number of primary schools in Delhi have been increasing at the rate of 50 primary schools per year for an additional yearly increase of about 2 lakh population. The existing distribution pattern of the schools offering primary education in Delhi is given in the table below:-

S.No.	Type of school	Urban No. of schools.	%	U.Territory No.of schools	%
1.	Exclusive Primary (I-V)	1278	84.80	1620	87.28
2.	Primary part of middle(I-VIII)	54	3.58	55	2.96
3.	Primary part of middle+Sec.(I-X)	48	3.19	151	2.75
4.	Primary part of middle+Sec.+Sr. Secondary(I-XII)	127	8.43	130	7.00
		1507	100	1856	100

The above distribution of schools shows a reasonably good availability of primary/education in U.T. of Delhi; however, it is not so as about 876 schools do not have separate school building and thus they have to run in shifts. Further about 188 schools are running in tents and open spaces as per the Fourth All India Educational Survey conducted by the NCERT in 1978. Refer table below

( 1978)		
Structural conditions of school buildings.	Nos.	Percentage.
Pucka	637	53.89
Partly pucka	355	30.03
Kachcha	2	0.17
Tents	184	15.57
Open spaces	4	0.34
Total	1182	100

Enrolment:

With the increase of absolute enrolment the enrolment per school has also increased from 336 in 1978 to 342 in 1981. It has been estimated that about 99.85% of primary school age population is enrolled in this category. Refer table below:-

S.No.		1978-79	1980-81
1.	Primary age population (6 to 11 Years).	N.A.	6.69 lakhs (10.79%)
2.	Enrolment	5.43 lakhs	6.68 lakhs (99.85%)
3.	Primary schools	1856	1954
4.	Enrolment/School	336	342

Master Plan 1962-82 guidelines:

Master Plan proposed four basic primary schools for 15,000 population for the age group 6 to 14, of about 600 students within 1.5 to 2.5 acres for the density varying from 200 persons per acre to 50 persons per acre (table no. IV in the appendix I).

A detailed primary survey of the number of existing primary schools was done in zone F-3, F-9, F-10 and F-16. The survey revealed that on an average 4.08 number of schools for which about 3.125 sites are existing for 15,000 population, the number varying from 3.44 to 5.04 and 2.61 to 3.66 sites. About 79.71% of the schools are run by local government and the rest by private people (Refer table VI in the appendix I).

.... 10/-

# MIDDLE SECONDARY & SENIOR SECONDARY EDUCATION

In 1978 there were about 798 schools in Urban Delhi for providing the education above V standard; of which 219 schools were exclusively for middle level education i.e. VI to VIII, and there were only 2 schools exclusively for IX to XII standard(Ref.Table below):

Type of Distribution	Urban		Union Territory	
	Number	%age	Number	%age
Exclusive Middle Schools (VI-VIII)	219	27.44	267	28.80
Exclusive Hr.Secondary ( XI-XII)	2	0.55	2	0.25
Secondary with middle (VI-X)	117	14.66	151	16.29
Secondary with Primary & Middle(I-X)	48	6.02	51	5.50
Sec./Hr.Secondary with Middle(VI-XII)	285	35.71	326	35.17
Sec./Hr.Secondary with Primary & Middle(I-XII)	127	15.91	130	14.02
Total	798	100	927	100

## Enrolment:

The percentage of enrolment in the age group 11 to 14 years(VI to VIII standards) is about 64.92%, 14 to 16 years age group(VIII to X standard)

.....11/-

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50.0% and 16 to 18 years age group (X to XII standard) 27.64% for the entire Union Territory. The percentage decrease in enrolment from standard VI to XII shows the dropouts which is mainly on account of leaving the education for economic reasons. Table below shows the percentage of enrolment from standard VI to XII in Union Territory of Delhi.

Standards	Age Group(years)	Population (lakh)	1980-81 Enrolment (lakh)	% to total pop.
VI-VIII	11 to below 14	4.96	3.23	64.92
IX-X	16 to below 18	3.30	1.65	50.00
XI-XII	16 to below 18	3.22	0.89	27.64

On the basis of total number of schools for the entire population one school (above V standard) is available for 6684 population. A majority of schools i.e. 38.42% are running in double shifts. Further 20.55% are running in Kuchcha buildings, tents or open spaces as per the survey of NCERT in 1978-79(Ref. table below).

.....12,-



		1978-79							
S.No.	Condition of structures	Middle		Secondary		Sr.Sec.		Total	
		No.	%	No.	%	No.	%	No.	%
1.	Pucka	170	64.88	123	74.10	376	90.82	669	79.45
2.	Partly Pucka	64	24.43	22	13.25	30	7.25	116	13.78
3.	Kuchcha	1	0.38	-	-	1	0.24	2	0.24
4.	Tents	27	10.31	19	11.45	7	1.69	53	6.29
5.	Open Spaces	-	-	2	1.20	-	-	2	0.24
Total Buildings		262	100	166	100	414	100	842	100
Total schools		322		202		458		982	
Total Buildings % to total number of schools		81.37		82.18		90.39		85.74	

Master Plan 1962-82 guidelines.

The Master Plan suggested provision of higher secondary schools for the age group 11 to 17 years, of 1,000 students size within 5 to 10 acres for density varying from 200 to 50 persons per acre. One such school was proposed for residential neighbourhood of 15,000 population. Later on the norm was modified to such schools for 15,000 population. (Refer table 4 in Appendix).

The detailed primary survey was done for the existing number of middle, secondary and Senior Secondary schools in Zone

F-3, F-9, F-10 and F-16. The survey revealed that on an average 2.55 schools of which about 1.89 sites are existing for 15,000 population, the number is varying from 1.23 to 3.43 schools and 0.77 to 2.51 sites. About 65% of the schools are run by Government agencies and the rest by private agencies. (Ref Table VII in the appendix.).

#### PROPOSALS

The population of Delhi is growing at rapid ppace and this is creating a complex situations regarding the adequate provision of infrastructure-physical as well as social. The problem needs to be analysed from different requirements of the existing and proposed commitments as well as the spatial relationship to accommodate the growing number of families.

Population projections worked out by the Perspective Planning Wing with the help of Regional General census of India and as discussed in a number of forums and as adopted for 2001 are 122 lakhs in urban area and 6 lakhs in rural areas. Further a detailed zone by zone population, holding capacity exercise has been conducted. With a reasonable estimates it is agreed that about 27 lakhs additional population would get accommodated within the existing

.....14/-

existing urbanisable limits and its immediate extensions and further land would have to be urbanised for about 40 lakh population.

Thus the problem of provision of educational facilities needs to be discussed in two parts:-

- i) For population within the existing urban limits & immediate extension.
- ii) For population outside the existing urban limits.

On the basis of detailed studies worked out by the Perspective Planning Wing the broad proposals are as under:-

1. STANDARDS:

- i) Based on the demographic and other surveys conducted by the PPW the standards proposed are as under:-

- a) Number of School for 15,000 population at Neighbourhood level:

Nursery      5 (varying from 3 to 7 schools).

Primary      3

Hr.Secondary 2

- b) Number of Integrated Schools at District/City level for 0.90 to 1.00 lakh population in addition to the above schools.

: - 15 - :

Integrated school            1  
(Nursery to XII)

Integrated Schools        1  
(Nursery to XII with  
Hostel & residential  
facilities.)

ii) Space Standards:

a) Old City

Nursery/Primary School      0.10 Hact.  
Hr.Secondary School        0.20 "

b) Urban Limits - 1981

i) Resettlement Colonies

Nursery School            0.08 to 0.30ha.  
Primary School            0.61 to 1.01ha.  
Hr.Secondary School      2.02 to 4.05 ha.

ii) Unauthorised Colonies

Nursery School            Dropped  
Primary School            0.30 to 0.6 hect.  
Hr.Secondary School      0.6 to 1.0 "

c) Extended Urban Limits 1981-2001  
(Refer Annexure).

Nursery School            0.50 hect.  
Primary School            0.33 "  
Hr.Secondary School      1.50 "  
Integrated  
School                    1.80 "  
Integrated School      2.20 "  
with Hostel  
facilities.

- ii) Division Plans for social infrastructure for every planning division:  
detailed zone by zone plans integrated to divisions for educational facilities to be drawn for specific problems.

2. Development of pre-primary school sites:

As per present Master Plan the standard is one pre-primary school for 1500 population and pre-primary schools at the same standard have been provided in the residential areas developed by DDA and other agencies during the last two decades. But the experience is that hardly any nursery schools have acquired these sites. A survey conducted by the Perspective Planning Wing has indicated that in most of the areas of the city on an average one nursery school for 3,000 population is running, varying from 2,500 to 5,000 population. Thus it seems that on one hand there are nursery schools running and the sites are also available but because of some problems in the

allotment/acquisition the schools are not functioning in sites earmarked for them.

One of the major reason for this difficulty is faced in the initial high investment by the agencies running the nursery schools. To overcome

this it is suggested that:-

- i) Sites to be earmarked for nusery school should be small about 500 sq.mts.
- ii) The covered area be about 130 to 140 sq.metres consisting of two class rooms, principal office, toilet and kitchen
- iii) Some of these schools could be built by DDA and offered on hire purchase basis. Monthly instalment for 5 year hire purchase period works out to about Rs.1800/- P.M.

3. Covered space and open space in the schools:-

A detailed study for open space and covered space for different schools has been worked out by the DDA.

- i) It would be desirable that a school site should clearly indicate the area separately(a) for building purpose and (b) for play ground. In case of integrated schools it would also be necessary that area separately for parking and hostels residential facilities be earmarked.

: - 18 - :

- ii) The coverage and FAR to be permitted in the schools has to be calculated on the basis of the areas earmarked for building purpose.
- iii) Coverage and FAR permissible would be as under :-

Coverage	25
FAR	100

- iv) The maximum building space available would be to the extent of:-
  - a) Primary School - 1,000 sq.mts.
  - b) Higher Secondary School 4,000 sq.mts.
  - c) Integrated School 6,000 Sq.mts.

#### 4. Integrated School:

It is found that in case of integrated schools there is higher efficiency of space utilisation per student and it is possible for schools to provide more facilities which can be enjoyed even by the children of lower classes. Thus it would be advisable to provide as far as possible more and more integrated schools for the education. In physical terms while preparing the details it would be desirable to locate at least one primary school adjoining to the higher school so that they could be combined and integrated schools could run wherever possible.

## Appendix-I

- Table 1: Structural condition of School Buildings  
1978
- Table 2: School Facilities and their distribution  
pattern - 1978-79
- Table 3: Agency wise distribution of School Facilities  
in Urban Delhi-1980-81
- Table 4: Standards for size of Schools(except Old City)  
of First Master Plan -1962-82.
- Table 5: Observation of Sample Survey of NURSERY  
SCHOOLS in selected Planning Zones.
- Table 6: Observations of Sample Survey of PRIMARY  
SCHOOLS IN Selected Planning Zones.
- Table 7: Observations of Sample Survey of MIDDLE  
SECONDARY & SE.SECONDARY SCHOOLS  
in selected Planning Zones.



## APPENDIX I

TABLE NO. I

STRUCTURAL CONDITION OF SCHOOL BUILDINGS- 1978-79.

S. No.	Condition	Primary	Middle	Secondary	Sr. Sec.	Total	%
1.	Pucka	637	170	123	376	1306	64.52
2.	Partly pucka	355	64	22	30	471	23.27
3.	Kuchcha	2	1	—	1	4	0.20
4.	Tents	184	27	19	7	237	11.71
5.	Open spaces	4	—	2	—	6	0.30
Total		1182	262	166	414	2024	100

Source: NCERT; 1978-79.

TABLE NO.2

SCHOOL FACILITIES AND THEIR DISTRIBUTION PATTERN - 1978-79.

S. No.	Type of combination	Urban		Rural		Total	
		No.	%	No.	%	No.	%
1.	Primary (I to V)	1278	60.00	348	72.46	1620	62.26
2.	Middle (VI to VIII)	219	10.28	48	10.17	267	10.26
3.	Secondary (IX to X)	-	-	-	-	-	-
4.	Hr. Secondary (XI to XII)	2	0.09	-	-	2	0.08
5.	Primary + Middle (I to VIII)	54	2.54	1	0.21	55	2.11
6.	Primary + Middle + Secondary (I to X)	48	2.25	3	0.63	51	1.96
7.	Middle + Secondary (VI to X)	117	5.49	34	7.20	151	5.80
8.	Middle + Sec. + Hr. Sec. (VI to XII)	285	13.38	41	8.69	326	12.53
9.	Primary + Middle + Sec. + Hr. Secondary (I to XII)	127	5.96	3	0.69	130	5.00
Total		2130	100.00	472	100.0	2602	100.00

Source: NCERT Fourth All India Educational Survey - 1978-79.

TABLE NO. 3

AGENCY WISE DISTRIBUTION OF SCHOOL FACILITIES IN URBAN  
DELHI-1980-81.

S.No	Agency	Primary	Middle	Sec.	Sr.Sec.	Total	%
1.	Delhi Admn.	-	189	110	257	566	24.90
2.	Delhi Admn., aided	-	27	33	122	182	8.01
3.	M.C.D.	1182	-	-	-	1182	52.00
4.	M.C.D. aided	51	-	-	-	51	2.24
5.	N.D.M.C.	65	10	-	4	79	3.48
6.	N.D.M.C. aided	4	-	-	-	4	0.18
7.	Delhi Cantt.	6	-	-	-	6	0.26
8.	Delhi Cantt. aided	2	-	-	-	2	0.09
9.	Central Govt.	-	-	-	12	12	0.53
10.	Unaided	65	53	24	47	189	9.32
TOTAL		1375	279	167	452	2273	100

Source: Education Deptt. Delhi Administration.

TABLE NO. 4

STANDARDS FOR SIZE OF SCHOOLS(EXCEPT OLD CITY) OF  
FIRST MASTER PLAN.

Gross Residential density	Higher Secondary school for 1000 students		Basic primary school for 600 students		Pre-primary for 75 students	
Persons/Acres	Acres	Storeys	Acres	Storeys	Acres	storey
25	12.00	1 to 2	4.0	1	1.00	1
50	10.00	1 to 2	2.5	1	0.75	1
60	10.00	1 to 2	2.5	1 to 2	0.75	1
75	8.00	2 to 3	2.5	1 to 2	0.50	1
100	7.00	2 to 3	2.0	1 to 2	0.50	1
125	6.00	3 to 4	2.0	2 to 3	0.25	1
150	6.00	3 to 4	2.0	2 to 3	0.25	1
200	5.00	4	1.5	3	0.20	1

Source: Master Plan for Delhi - 1962-82.

TABLE NO. 5

OBSERVATIONS OF SAMPLE SURVEY OF NURSERY SCHOOLS IN  
SELECTED PLANNING ZONES.

Plg. Zone	Popul. Zone	Existing no. of schools			Type		No. of schools per 15000 popul.	No. of sites proposed in master plan.
		Govt.	Pvt.	Total	Seperate building	Part of residence		
F-3	65529	Nil	12	12	-	12	2.75	60
F-9	97685	Nil	30	30	-	30	4.61	109
F-10	55852	Nil	25	25	-	25	6.71	49
F-16	34925	Nil	10	10	-	10	4.29	37
F-17	600,000	7	1	8	7	1	2.00	
E-4	60,000	Nil	2	2	-	2	0.5	

Source: PPW of DDA.

Table No:6

OBSERVATIONS OF SMAPLE SURVEY OF PRIMARY  
SCHOOLS IN SELECTED PLANNING ZONES:

Planning zone	Popul. zone 1981	Existing No. of schools/Sites			Type		No. of school site per 15000 pop.	No. of site pro- posed in master plan
		Govt.	Pvt.	Total	No. of school on MP site	No. of school on oth- er than MP site		
F-3	65529	12 (19)	4 (3)	16 (22)	3	13	3.66 (5.04)	16
F-9	97685	9 (15)	8 (8)	17 (23)	1	16	2.61 (3.53)	34
F- 10	55852	10 (14)	2 (2)	12 (16)	N.A.	N.A.	3.22 (4.30)	26
F-16	34925	6 (7)	1 (1)	7 (8)	N.A.	N.A.	3.01 (3.44)	11

Note: Figures in brackets are no. of Schools

Source: PPW of DDA.

Table No.7

OBSERVATION OF THE SAMPLE SURVEY OF MIDDLE  
SECONDARY & SENIOR SECONDARY SCHOOLS IN  
SELECTED PLANNING ZONES.

Plg. Zone	Popul. Zone 1981	Existing No. of Schools/Sites.			No. of		No. of School sites per 15000 Pop.	No. of site proposed in master plan.
		Govt.	Pvt.	Total	No. of Schools on MP sites	No. of Schools on oth- er than MP sites.		
F-3	65529	7 (10)	4 (5)	11 (15)	8	3	2.51 (3.43)	7
F-9	97688	5 (8)	-	5 (8)	1	4	0.77 (1.23)	22
F-10	55852	1 (4)	7 (7)	9 (11)	N.A.	N.A.	2.15 (2.95)	6
F-16	34925	3 (4)	2 (2)	5 (6)	N.A.	N.A.	2.15 (2.58)	7

Note: Figures in brackets are no. of Schools.

Source: PPW of DDA.

Appendix-II.

Space Standards for Schools -  
Analysis.



## APPENDIX - II

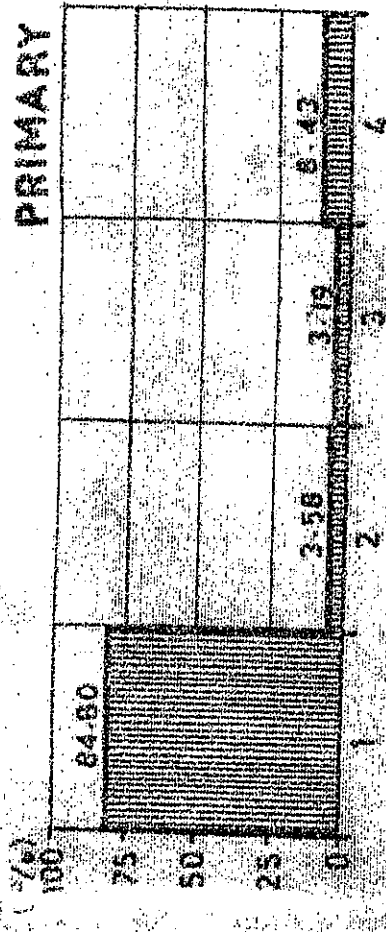
### SPACE STANDARDS FOR SCHOOLS

Category	No. of students	Building area	Play Field	Residential Area	Parking area	Total
Primary (I-V)	500	0.12	0.121	-	-	0.33
Sr. Sec. (I-XII)	1500	0.49	1.012	-	0.30	1.50
Public School (V-XII)	1500	0.49	1.012	0.405	0.30	2.20
*Area in Hect.						

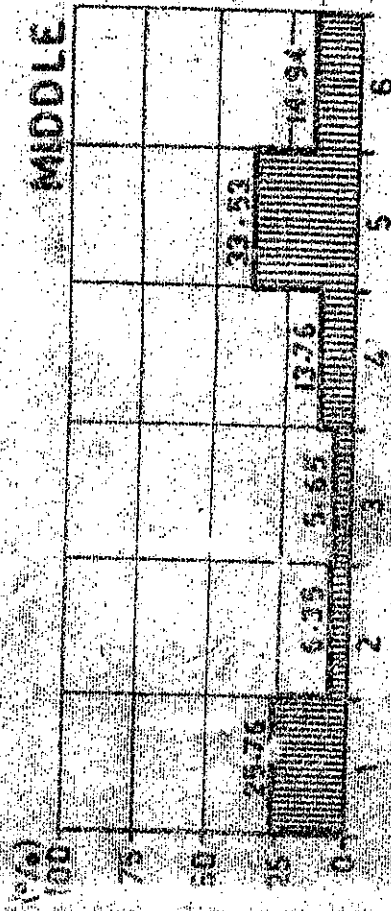
#### ANALYSIS: SPACE STANDARDS:

1. Primary School (I-V)
  - a) Building area :  
 Total No. of students : 500  
 Area per student : 2.36 sq.mt.  
 Total floor area : 1180 sq.mt.  
 Assuming 25% coverage  
 and 100 FAR site  
 requires for school  
 building : 0.12 Hect.
  - b) Play Field  
 Design load 25%  
 No. of students : 125  
 Area per student : 16.72 sq.mt.  
 Total Area : 0.12 Hect.  
 Total school area : 0.33 Hect.
2. Sr. Secondary School (I-XII)
  - a) Building area  
 Total no. of students : 1500  
 Area per student : 3.25 sq.mt.  
 Total floor area : 4875 sq.mt.  
 Assuming 25% coverage  
 & 100 FAR site require  
 for building : 0.49 Hect.
  - b) Play field  
 Area for standard  
 Foot ball field : 1.012 Hect.  
 Total School Area : 1.50 Hect.  
 Incase of residen-  
 tial provision with  
 the school : 0.405 Hect.

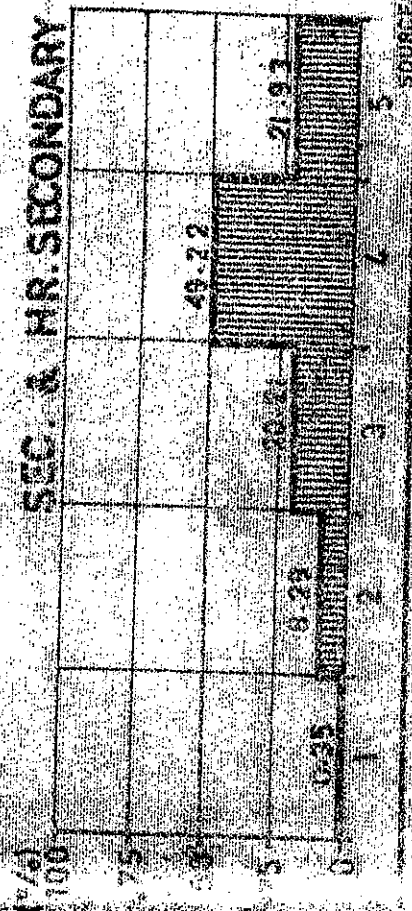
# PRIMARY



# MIDDLE



# SEC. & HR. SECONDARY



EDUCATIONAL FACILITIES

EXISTING SCHOOLS IN  
DELHI

INFRASTRUCTURE-SOCIAL  
PERSPECTIVE PLANNING WING  
DELHI DEVELOPMENT AUTHORITY

1978-79

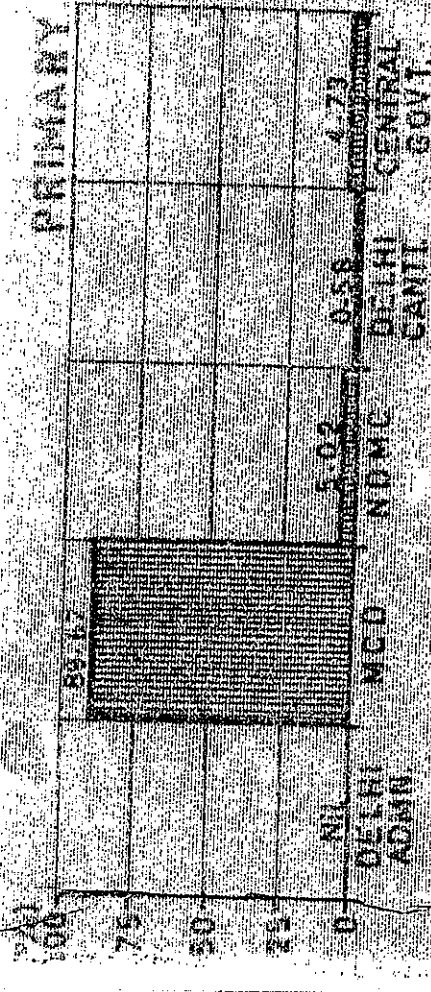
	URBAN		UNION TERRITORY	
	NO.	%	NO.	%
1. EXCLUSIVE PRIMARY	1278	84.80	1620	87.28
2. PRIMARY + MIDDLE	54	3.58	55	2.95
3. PRIMARY + MIDDLE+SECONDARY	48	3.19	51	2.75
4. PRIMARY+ MIDDLE +SECONDARY+ SR. SECONDARY	127	8.43	130	7.00
TOTAL	1507	100.00	1856	100.00

	URBAN		UNION TERRITORY	
	NO.	%	NO.	%
1. EXCLUSIVE MIDDLE	219	25.76	267	27.24
2. MIDDLE + PRIMARY	54	6.35	55	5.61
3. MIDDLE + PRIMARY+SECONDARY	48	5.65	51	5.20
4. MIDDLE + SEC ONDARY	117	13.76	151	15.41
5. MIDDLE+ SEC. + SR. SECONDARY	285	33.53	326	33.77
6. MIDDLE + PRIMARY + SEC. & SR. SECONDARY	127	14.94	130	13.27
TOTAL	850	100.00	980	100.00

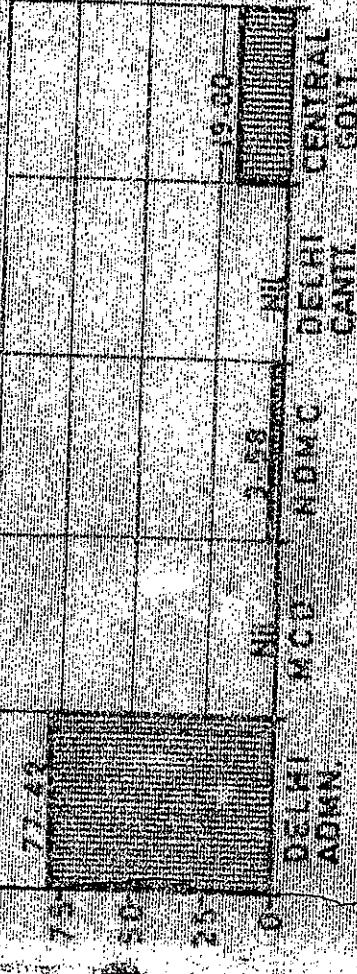
	URBAN		UNION TERRITORY	
	NO.	%	NO.	%
1. EXCLUSIVE SR. SECONDARY	2	0.35	2	0.30
2. SECONDARY + MIDDLE + PRIMARY	48	6.29	51	7.73
3. SECONDARY + MIDDLE	117	20.21	151	22.88
4. SEC./SR. SECONDARY+ MIDDLE	285	49.22	326	40.39
5. SEC./SR. SEC. + PRIMARY + MIDDLE	127	21.93	130	19.70
TOTAL	579	100.00	650	100.00

SOURCE: NCERT

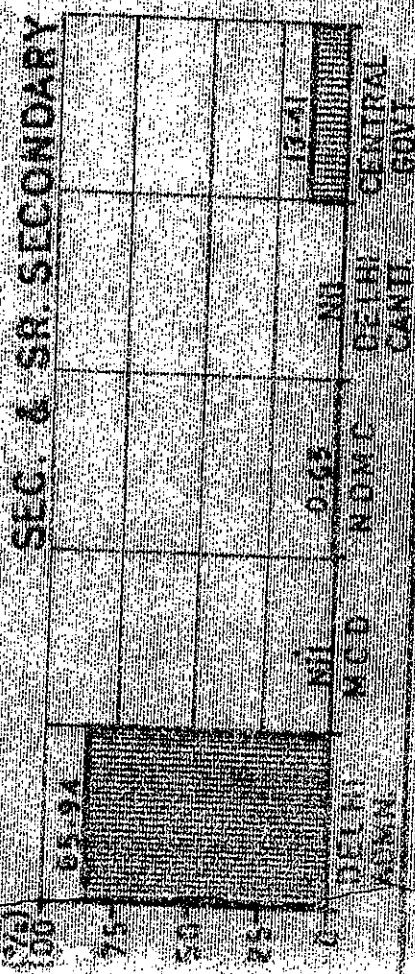
# PRIMARY



# MIDDLE

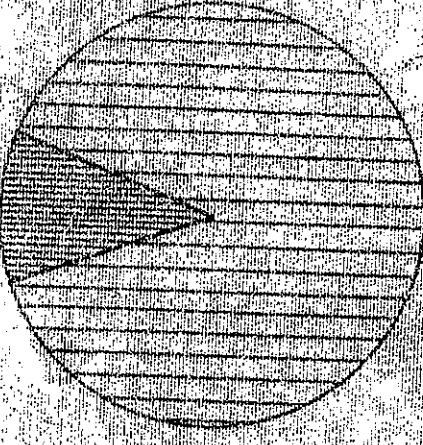


# SEC. & SR. SECONDARY



19.10.19 = 22.10.11  
 DISTRIBUTION OF SCHOOLS  
 BY AGENCY

INFRASTRUCTURE & SOCIAL  
 PERSPECTIVE PLANNING WING  
 DEPT. OF DEVELOPMENT & PLANNING



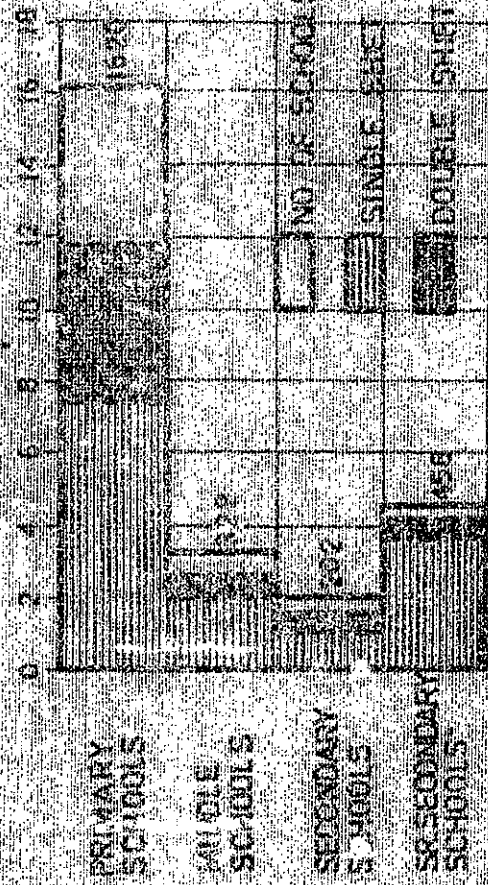
NO. OF SCHOOLS ACCORDING TO AGENCY IN URBAN  
 DELHI-1980-81

AGENCY	PRIMARY	MIDDLE	SEC & SR. SECONDARY	TOTAL
DELHI ADMN	27	153	182	362
ADMINISTRATION	184	173	336	693
MCD	51	—	51	102
UNAIDED	1102	—	1182	2284
NDMC	4	—	—	4
UNAIDED	23	10	23	56
DELHI CANTT	3	—	—	3
UNAIDED	6	—	—	6
DELHI CENTRAL GOVT	—	—	—	—
AIDED	35	53	12	100
UNAIDED	1375	278	119	1772
TOTAL	1375	278	119	1772

SOURCE - DELHI ADMINISTRATION



NO. OF SCHOOLS / BUILDINGS (00)



ITEM	PRIMARY	MIDDLE	SECONDARY	Sr. SECONDARY	TOTAL
TOTAL NO OF SCHOOLS	1620	202	776	1620	4218
PERCENTAGE	38.2	4.8	18.2	38.2	100.00

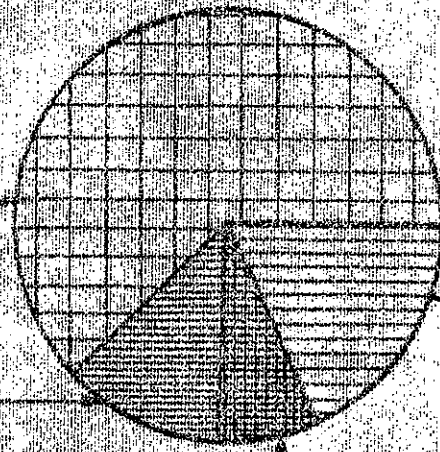
TOTAL NO OF SITES	1182	262	166	414	2024
PERCENTAGE	58.4	12.9	8.2	20.5	100.00

NO. OF SITES USED FOR SINGLE SHIFT	744	202	130	270	1346
PERCENTAGE	51.45	13.97	8.99	25.59	100.00

NO. OF SITES USED FOR DOUBLE SHIFT	438	60	36	144	638
PERCENTAGE	25.79	10.36	6.23	7.61	100.00

PERCENTAGE OF SITES USED FOR SINGLE SHIFTS	54.94	74.0	76.31	99.57	71.44
PERCENTAGE OF SITES USED FOR DOUBLE SHIFTS	27.06	25.9	21.68	10.43	28.56

MIDDLE SCHOOLS (12.38%)



SECONDARY SCHOOLS (17.79%)

Sr. SECONDARY SCHOOLS (17.10%)

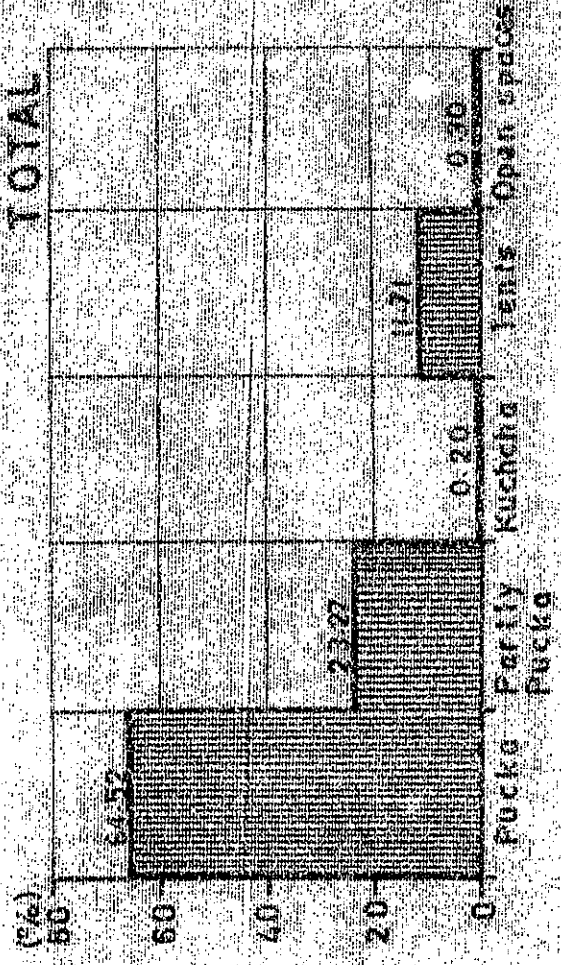
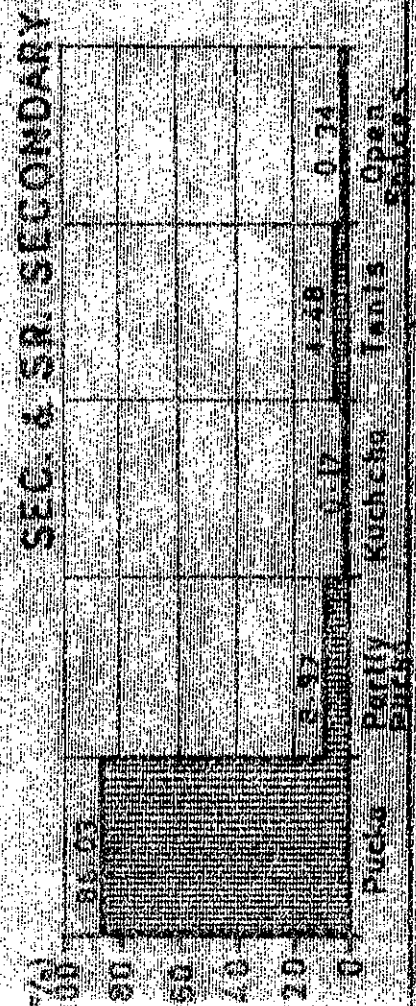
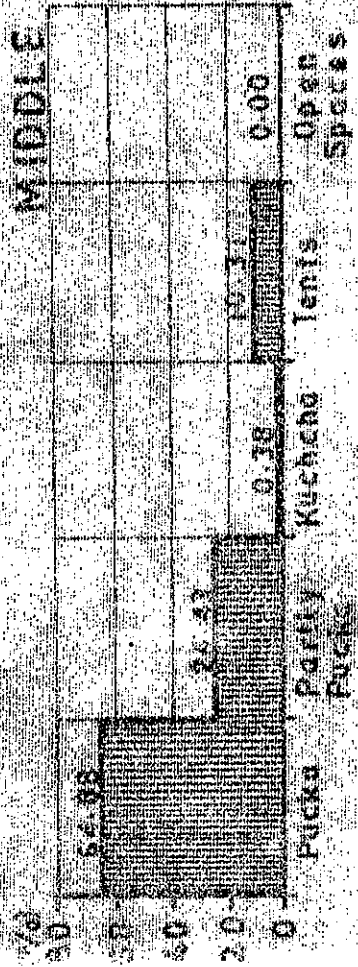
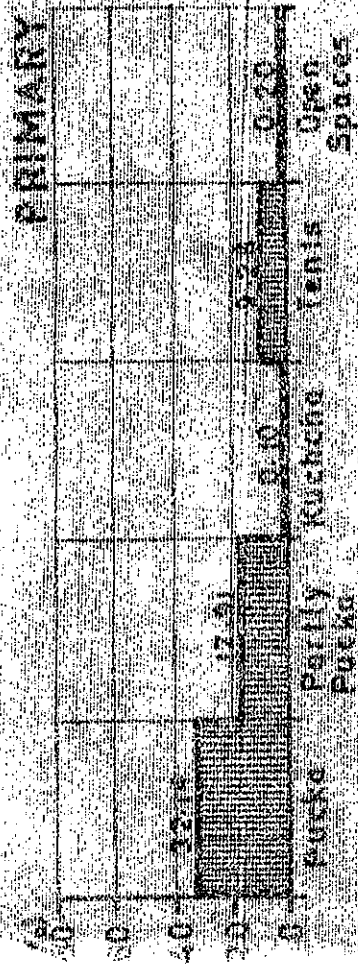
SCHOOLS DISTRIBUTION PATTERN

INFRASTRUCTURE - SOCIAL  
PERSPECTIVE PLANNING WING  
DELHI DEVELOPMENT AUTHORITY

DISTRIBUTION OF SCHOOLS - SHIFT WISE

EDUCATIONAL FACILITIES

NO. OF SCHOOLS



STRUCTURAL CONDITION OF SCHOOL BUILDINGS  
1978-79

S.NO.	CONDITION	PRIMARY	MIDDLE	SEC. & SR.	TOTAL	%
1	PUCKA	637	176	189	1002	64.52
2	PARTLY PUCKA	255	62	52	369	23.27
3	KUCHCHA	2	1	1	4	0.20
4	TENNIS	182	27	24	233	11.71
5	OPEN SPACES	4	—	2	6	0.70
	TOTAL	1081	265	268	1614	100.00

SOURCE: MOEF/1978-79

EDUCATIONAL FACILITIES

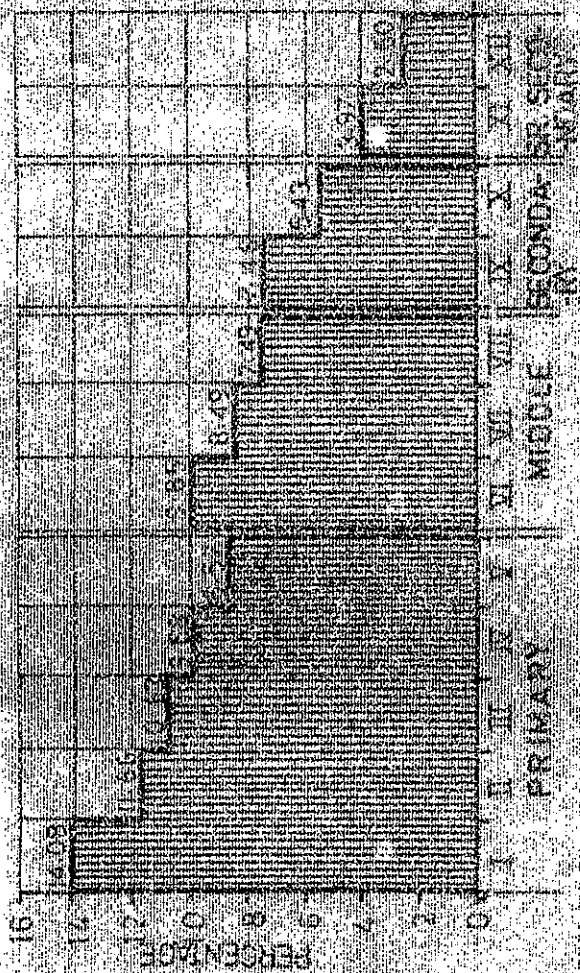
INFRASTRUCTURE - SOCIAL  
PERSPECTIVE PLANNING WING  
DELHI DEVELOPMENT AUTHORITY



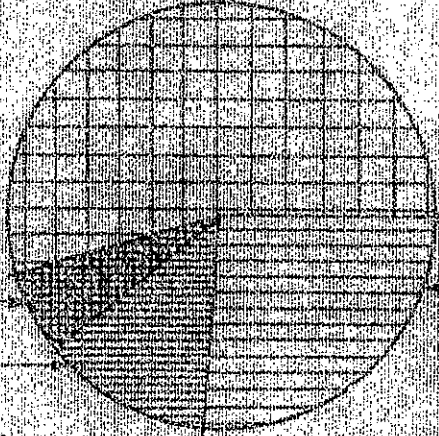
# CLASS WISE ENROLMENT - 1978

CLASS	URBAN NO. OF STUDENTS	%	TOTAL NO. OF STUDENTS	%	CUMMULATIVE %
I	138543	13.59	160054	14.08	14.08
II	115734	11.44	132552	11.66	25.71
III	105249	10.40	120813	10.63	36.32
IV	97756	9.56	112306	9.88	46.23
V	85534	8.46	97378	8.57	54.82
VI	95349	9.64	112006	9.95	64.67
VII	66922	6.59	96513	8.49	73.16
VIII	75952	7.61	85141	7.49	80.65
IX	78279	7.74	84756	7.46	88.11
X	56667	5.60	61681	5.43	93.54
XI	43143	4.26	45134	3.97	97.50
XII	27492	2.72	28475	2.50	100.00
TOTAL	1011982	100.00	1136820	100.00	

SOURCE: FOURTH ALL INDIA EDUCATIONAL SURVEY, NCERT, 1978-79



SECONDARY 18.89%  
SR. SECONDARY 6.47%



PRIMARY 54.82%

MIDDLE 25.83%

INFRASTRUCTURE - SOCIAL  
PERSPECTIVE PLANNING WING  
DELHI DEVELOPMENT AUTHORITY

CLASS WISE ENROLMENT IN  
SCHOOLS 1978-79

EDUCATIONAL FACILITIES

DELHI DEVELOPMENT AUTHORITY  
(PERSPECTIVE PLANNING WING)

August, 1982.

Delhi Metropolitan Area consists of Union Territory of Delhi, the adjoining urban agglomerations of Ghaziabad (UA), NOIDA, Faridabad(UA), Bahadurgarh, Gurgaon, Kundli and certain areas lying in between the urban agglomerations adjoining to the Union Territory of Delhi. The Delhi Metropolitan Area admeasures about 2,600 Square Kms, including the area of Union Territory of Delhi which is 1,485 sq.Kilometres. The Total population of Delhi Metropolitan Area as per the 1981 Census is about 7 million including 6.2 million in the Union Territory of Delhi.

POPULATION TRENDS

Table I gives the comparative statement of population as per 1951 Census, 1981 Census and as proposed in Delhi Master Plan for Delhi and other towns in the Delhi Metropolitan Areas.

Table-I

Town/Urban Agglomeration	P O P U L A T I O N		
	1951 (Census)	1981 (Census)	1981 (As proposed in DMP)
Faridabad(UA)	37,000	3,27,000	3,14,000
Ghaziabad(UA)	44,000	2,92,000	3,57,000
Loni *	4,000	-- *	23,000
Gurgaon (UA)	19,000	48,000	1,01,000
Bahadurgarh	11,000	25,000**	29,000
NOIDA	--	--	--
Delhi (UA)	14,37,000	57,14,000	53,00,000

\* Included in Ghaziabad(UA)

\*\* Estimated

..... 2/p

Annual population growth rate for Delhi Urban Area and other towns and urban agglomerations in Delhi Metropolitan Area and the rural area have been worked out and given in Table-II.

Table - II

Annual Growth Rates of Population in Delhi Metropolitan Area.

1. URBAN	Area/ Agglomeration	1951-81	1971-81
	Delhi U.A.	4.73%	4.59%
	Faridabad U.A.	7.53%	--
	Ghaziabad	6.51%	8.62%
	Gurgaon	5.73% *	--
	Other Areas	6.8%	-- (average of urban Metropo- litan)
2. RURAL	Delhi Rural	1.96%	2.22% *
	Other metropolitan rural area	--	2.22% *

\* Considered for Projection of population.

Based on the trends of the population growth, population projections for the year 2001 have been worked out and given in Table-III for Delhi Urban Area, other urban areas in the Delhi Metropolitan Area and Rural Areas.



Table - III

Population projection by trend 1981-2001.

Area/Agglomeration	1981	2001
1. URBAN POPULATION	57,13,581	1,40,22,000
Delhi (UA) (1)		
Other centres in Metropolitan Area.		
Faridabad (UA)	3,26,968	13,97,000
Ghaziabad (UA)	2,91,955	15,26,000
Gurgaon (UA)	1,01,071	3,08,000
Other areas including Bahadurgarh, Kundli, NOIDA.	60,000	2,24,000
Sub Total other centres in metropolitan areas (2)	7,79,994	34,55,000
Total urban population of Metropolitan Area (1) + (2)	64,93,575	1,74,77,000
2. RURAL POPULATION	5,50,000	6,37,000
Delhi Rural Area		
Other metropolitan Rural Area	60,000	93,000
Total rural population of Metropolitan Area (3)	6,10,000	7,30,000
3. TOTAL POPULATION OF METROPOLITAN AREA (1) + (2) + (3)	71,03,575	1,82,07,000

As per the trends, the populations for Delhi Urban areas works out to 140.22 lakh, for towns and urban agglomerations in Delhi Metropolitan Area 34.55 lakh, making a total of 174.77 lakh. The rural population on the basis of trends is projected to 7.30 lakh. Total population of Delhi Metropolitan Area, Rural Area and Urban combined works out to 182.07 lakh.

#### ASSIGNMENTS

The population of Delhi Urban Area is restricted to 122 lakh in place of 140.22 lakh as per trends. Out of the balance 18 lakh population, 8.45 lakh has been added to the towns and urban agglomerations in the Delhi Metropolitan Area and 9.77 to be dispersed to National Capital Region and the counter-magnets. On the basis of the trends and keeping in view the planned capacities, the population assignments have been worked out for urban agglomerations and towns in Delhi Metropolitan Area and given in table-IV.

..... 5/p

Table - IV  
Assignment of Population in Delhi Metropolitan Area - 2001.

Area/Urban Agglomeration	Population in lakh
1. <u>URBAN</u>	
Delhi (UA) (1)	122
Other Metropolitan	
Faridabad (UA)	14
Ghaziabad (UA)	15
Gurgaon (UA)	6
Bahadurgarh	2
Kundli	1
NOIDA	5
Sub Total other metropolitan (2)	43
Total Urban Population in Metropolitan Area (1) + (2)	165
Population to be assigned to National Capital Region/Counter magnets. (3)	9.77
TOTAL URBAN POPULATION (1) + (2) + (3)	174.77
2. <u>RURAL</u>	
Delhi (Rural)	6.37
Other Metropolitan (Rural)	0.93
Total Rural Population (4)	7.30
3. TOTAL POPULATION	182.07

The exercise in brief provides for 1 million population to be decentralised from Delhi Urban Area to the towns and urban areas in the Delhi Metropolitan Area and about 1 million to be dispersed in the national capital region and the counter magnets.

TABLE- V

Below gives the comparative statement of planned and assigned populations for the towns and urban agglomerations in the Delhi Metropolitan Area.

Table - V

Comparative statement showing planned and assigned population in Urban Agglomerations in Delhi Metropolitan Area 1981.

Urban Agglomeration/ Area.	Population (in lakh) 1981	
	Planned	Assigned
Faridabad (UA)	15	14
Ghaziabad (UA)	15	15
Gurgaon (UA)	10	6
Bahadurgarh (UA)	5	2
Kundli	5	1
NOIDA	10	5
Total	60	43

सचिव,  
सलाहकार परिषद,  
दिल्ली विकास प्राधिकरण

प्रधान,  
सलाहकार परिषद,  
दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY

Minutes of  
~~Agenda~~ for the meeting of the Advisory Council  
of the Delhi Development Authority ~~XXXXX~~ held on  
29th October, 1983 at 4.00 P.M. at Raj Niwas, Delhi.

I N D E X

Sl. No.	Item No.	S u b j e c t
1.	1.	Confirmation of the Minutes of the last meeting.
2.	2.	HOUSING STRATEGY A) Housing Situation; B) Housing Demand; C) New Housing Programmes; Co-operative Group Housing; Rohini Housing; Quality of Design and Construction: Perspective 2001.
3.	3.	URBAN RENEWAL STRATEGY PERSPECTIVE-2001. A) Conservation-revitalisation of the Walled City. 1) Conservation and Restoration. 2) Delimiting of Non-Residential Activities. 3) Traffic and Transportation. 4) Revitalisation of Residential Areas. B) Conservative Surgery & Environmental Improvement of other Slum Areas.
4.	4.	Programme for Urban Renewal - Slum Clearance and Environmental Improvement - Item for discussion in the D.D.A. Advisory Board Meeting.  II. THE RENEWAL PROGRAMME PRIOR TO 1982 III. NEW ACTION PROGRAMMES AND ACHIEVEMENTS OF 1982-83. IV. ACHIEVEMENTS OF 1982-83.
5.	5.	RESTRUCTURING OF THE EXISTING URBAN AREA - INFRASTRUCTURE, EMPLOYMENT, TRANSPORTATION.

DELHI DEVELOPMENT AUTHORITY

Draft Minutes of the meeting of the Advisory Council of the Delhi Development Authority held on Saturday, the 29th October, 1983 at 4.00 P.M. at Raj Niwas, Delhi.

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PRESENT

President

1. Sh. Jagmohan,  
Lt. Governor, Delhi/Chairman, DDA.

Members (Non-official)

2. Prof. N.C. Prashar,  
9, Mahadev Road, New Delhi.
3. Sh. Harvinder Singh Hanspal,  
40, Ashok Road, New Delhi.
4. Smt. Vimal Nagi,  
T-12, Tabrook Line,  
Station Road, Delhi Cantt.
5. Sh. Daljit Singh,  
9, Friends Colony, New Delhi.
6. Sh. Balwan Singh Solanki,  
WZ-1095, Palam Colony,  
New Delhi.
7. Sh. Hari Chand Verma,  
1232, Mohalla Imli,  
Kucha Patiram, Delhi.
8. Sh. Mukand Lal Bindra,  
X/395, Mohalla Ram Nagar,  
Gandhi Nagar, Delhi.

Members (Official)

9. Sh. Harish C. Khanna,  
Vice-Chairman, DDA.
10. Sh. H.K. Sain on behalf of  
Brigadier Gobinder Singh,  
Director-General, Road & Development  
Min. of Transport, New Delhi.
11. Sh. S.R. Venkatachari,  
Addl. General Manager (Telephone).

Secretary

12. Sh. Nathu Ram.

Also Present

13. Sh. K.D. Bali,  
Engineer Member, DDA.
14. Sh. Virendra Nath,  
Commissioner (Lands), DDA.
15. Shri R.G. Gupta,  
Director (CP), DDA.
16. Shri J.C. Gambhir,  
Director (PP), DDA
17. Shri S.C. Gupta,  
Director (DC), DDA.
18. Shri Ved Prakash,  
Chief Architect, DDA.
19. Shri B.K. Sharma,  
Asstt. Secretary, DDA.

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ItemNo. 1 Sub: Confirmation of minutes.

The minutes of the Advisory Council meeting held on 24th August, 1982 were considered and confirmed.

L.G./President of the Council made general observations about the work being done in the DDA on the perspective development plan Delhi-2001. It was noted that extensive consultation had been done at the level of seminars and group discussions including one special session to which all the elected representatives of Delhi on the Metropolitan Council and the Corporation had been invited. A useful feed-back had been received which would benefit the planners.

LG drew the pointed attention of members to the importance of the implementation of the NCR scheme which was within the jurisdiction of the Govt. of India. The consensus was that pressure on Delhi would not be relieved unless the Delhi Metropolitan Area and the NCR schemes were translated into action. Members of the Council desired that the Govt. may be requested to expedite action on the setting up of a statutory board for the implementation of the NCR Scheme.

Item No.

2

HOUSING STRATEGY

29.10.83

A)

Housing Situation:

Urban Delhi's 11.5 lakh households at present (1981) are living in different housing developments approximately as under:-

i.	Resettlement Colonies	1,98,000
ii.	Squatter Settlements	87,000
iii.	Regular Plotted Areas	1,52,000
iv.	Multi-family Housing	
	a) DDA General Public	66,000
	b) Slum Re-Housing	16,000
	c) Co-operative	1,000
	d) Employer Housing	72,000
v.	Unauthorised Colonies	1,92,000
vi.	Traditional Areas, Villages others	3,67,000

B)

Housing Demand:

The families registered with the DDA for plot or house give an idea of housing demand in the city

HUDCO Scheme	-	1.6 lakh	} 2.7 lakh (approx.)
Rohini	-	0.8 lakh	
General Housing	-	Nil	
Self Financing.	-	0.3 lakh	

C)

New Housing Programmes:

Delhi Development Authority has a massive unprecedented house construction programme before it. Plans are underway to launch construction of 1,10,000 houses for weaker sections, low, middle income groups and self-financing schemes with the following split up.

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: 2 :

No. of Houses	Category	Stage
50,000	General (Weaker Sections, low & middle income groups) 75% will be for weaker sections & low income groups.	Construction launched
30,000	Self Financing Scheme (Category I, II & III)	Construction work to be taken up in next few months.
30,000	General (Weaker Sections, low & middle income groups).	-Do-

\* \* \*

DDA would be completing in 1983-84, 30,000 houses in all respects for giving away to the people. With this there will be 80,000 left-over which will be in different stages of construction by March 1984. DDA has worked out its target to complete at least 40,000 houses out of these during 1984-85. A continuous flow of houses is thus ensured in the following years.

Although DDA has already completed construction of about 95,000 houses and developed 80 new residential areas, accommodating a population of 19 lakhs, it proposes to take up the new construction works at places like Vasant Kunj (South of Jawaharlal Nehru University), South Delhi,

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Sarita Vihar (South Delhi), East of Kailash, (South Delhi),  
Kotwaria Sarai (South Delhi), Motia Khan, Vikas Puri,  
Pashchim Vihar, (East Delhi) Mukherjee Nagar, (North Delhi),  
Nand Nagari, Trilok Puri (East Delhi), Alakhnanda (South Delhi),  
Rajouri Garden, (West Delhi), Shalimar Bagh, (North West Delhi),  
Rohini, (North West Delhi) and many other areas in the East,  
West and North.

Co-Operative Group Housing:

The housing programme has now been made multi-faceted to buttress the efforts aiming at easing the housing situation in Delhi. The group housing co-operatives have in the past 8 months been given a great fillip. In the next 5 years, the 409 group housing co-operative which have been given land will be able to construct 57,000 dwelling units, in Rohini, Pritam Pura, Roshnara Road, Bodella, CBD Shahdara, Patpar Ganj and other areas.

DDA's 'co-operative' efforts are unprecedented as while in the past 10 years prior to 1981 only 79 group housing co-operative societies were given 204 acres of land, in more 8 months, 409 societies got as much as 950 acres this year.

Rohini Housing:

One of the largest weaker sections oriented projects in the world, Rohini, has been launched in North-West Delhi, to cover a population of 8.5 lakhs. About 20,000 developed plots have been released in this scheme. Land for a large number of work centres has been ear-marked in Rohini to take care of the employment need of the people.

: 4 :

#### Quality of Design and Construction:

A central Design Organisation has been created in the DDA with a view to introducing more quality designs in its all housing programmes. The essence of the programme will be to build simple, utilitarian, and aesthetic designs.

A number of stringent measures have been taken to plug all possible loopholes like in procurement and distribution of cement, supervision of construction at sites, attending to the allottees' complaints at the time of possession, recording of visits of engineering officials of all levels at the sites, maintaining of complaint registers for recording defects, action against delinquent officials, maintaining of inspection registers by the field staff, bifurcation of housing divisions into construction and maintenance cells, (Quality Control), rotation of engineering and planning staff, imposing major deterrents against erring officials and compromising contractors.

#### PERSPECTIVE 2001

About 16.2 lakh new housing units are required between 1981-2001 divided in 5 yearly intervals as given below:

#### REQUIREMENT OF HOUSING AT 5 YEAR INTERVALS

Period	Within 1981 urban limits	New Urban Area	Total
1981-86	2,34,715	87,955	3,22,670
1986-91	1,50,925	2,28,475	3,79,400
1991-96	1,13,615	3,20,185	4,33,800
1996-2001	1,09,220	3,74,230	4,83,450
TOTAL	6,08,475	10,10,845	16,19,320

...5/-

: 5 :

On an average 80,000 houses per year would be required to be provided. Besides the main housing agency i.e. DDA the provision of such housing shall be shared by other agencies, co-operatives and individuals. Based on the studies an indicative percentage of such a provision is given in the following table:-

S.No.	Housing Type	%age	No. of housing units	Housing Agency	%age	No. of housing units	Housing Agency
1.	Slum housing	3	2,400	Slum Deptt. of DDA	3	2,400	Slum Deptt. of the DDA.
2.	Houses on individual Plots	17	13,600	major part already developed by the Agency	17	13,600	individual
3.	Employer housing	4	3,200	CG/DA/LB	4	3,200	CG/DA/LB
4.	Unauthorised infill	8	6,400	Unauthorised housing	8	6,400	Unauthorised housing
5.	General Housing						
	a) Site & Services	25	20,000	Housing Agency	25	20,000	Individual
	b) Built & partially built up houses	43	33,600	Housing Agency and co-operatives	43	33,600	Housing Agency and co-operatives

**\* RESOLUTION \***

V.C., DDA gave a general background of the housing strategy adopted by the DDA under which special emphasis was being placed on providing shelter to the economically weaker sections of society under various schemes. Similar attention was being given to the low and middle income groups. This comprehensive programme involves construction of 1 lakh

P.T.O.

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-6-

10,000 houses. It was stated that DDA planned to complete 30,000 houses in 1983-84.

It was further pointed out that in order to supplement the efforts of the DDA in augmenting the housing stock, group housing cooperative societies were being encouraged. In the last year, 405 societies had been allotted approximately 1,000 acres of land. Steps were being taken to transfer possession of land simultaneously launch peripheral development. V.C., DDA also explained that special efforts were being taken to improve the quality of houses in general as well as the design.

Members also took note of the projected housing needs of Delhi upto the turn of the century. It was noted that about 16.2 lakh new housing units would be required.

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Item No.

3

29.10.83

URBAN RENAISSANCE STRATEGY PERSPECTIVE-2001

The Slum Areas in Delhi can be broadly divided into 2 parts for formulation of policies : 1) Walled City and its extension (Sadar Bazar) and 2) Other areas namely Sabzi Mandi, Idgah Road, Sarai Khalil, Paharganj, Sarai Rohilla, Shahdara etc. In the Seminar on Delhi 2001 it was expressed that the Walled City of Delhi having a distinct historical character should be dealt separately. It was observed that the traditional housing areas of ancient city should be considered as a part of our urban heritage and should be conserved as living habitat. The areas should be cleared of dilapidated buildings and space made available, should be used for community purposes. The character of pre-estrain dominated town should be retained and the spatial coherence be maintained by restraining traffic. The Perspective Plan thus provides separate policy frame for i) Walled City and ii) Other slum areas.

A) Conservation-Revitalisation of the Walled City

1) Conservation and Restoration

The walled city has wide range of features and characteristics which need to be conserved. Shahjahan - bad has important historical buildings like the Red Fort, Jama Masjid, the city wall, the Entry Gates, the vista of Chandni Chowk, the street scape, the Mohallas and the Katras. All these elements are outburst of life style which is not to be found in any other part of Metropolitan Delhi.

....2/

At different places the city wall around Shahjahanabad is in ruins. There should be immediate restoration work for the city wall. Diwan-E-Aam and the Moti Masjid and other protected monuments require restoration work. The bazar of Chandni Chowk needs to be revitalised, firstly by eliminating traffic of automobiles and secondly, by restoration to the original state as far as possible. It is proposed to limit automobiles by introducing a system of tramways.

2) Delimiting of Non-Residential Activities

As per the Master Plan, commercial use in the Walled City was restricted to north of Khari Baoli for wholesale business, north of Chandni Chowk for general business and commerce with two retail business centres of Lajpat Rai Markets. Today the trade and commerce activities has introduced in many of the residential areas in the Walled City. Out of 240.69 hectares of organic growth under buildings, 98.34 hectares is under commercial and industrial use which is 40% of the land under buildings. Thus policy proposed is to delimit the non-residential activities to the present level to effectuate conservation.

3. Traffic and Transportation

The chaotic condition of traffic in the Walled City specially in commercial areas is mainly due to traffic generated by goods movement. At the first stage, the heavy goods vehicles meant for loading and unloading purposes should be restricted to certain hours during the night.

It is proposed to introduce low speed Moderate Capacity System to replace the existing mixed Passenger transportation system. A system of tramways should be reintroduced, more or less on the earlier pattern. It is proposed to have three terminals/parking sheds at Railway Station, Parade Ground and Ajmeri Gate. The present mass transportation system of buses would be allowed on only two major roads one linking Mori Gate to Koria Bridge another linking Kashmore Gate to Delhi Gate. The other modes of transport should be suitably regulated.

4) Revitalisation of Residential Areas.

Presently out of a total area of about 568.22 hectares, 180.00 hectares is under residential use. Out of 180.00 hectares of land under residential use only 144.65 hectares is in the form of organic growth for residential use. The rest of the area has either been redeveloped during the Colonial Rule or has been invaded by uses other than residential. If it is possible to preserve the 166.05 hectares residential area it would be of no less value.

During the study conducted for the purpose of services, it was found that worst condition of squaller, filth and blight prevailed in the Katras which are located in the interior of residential pockets. It is suggested that these Katras may be redeveloped by rehabilitating the inhabitants, for provision of different facilities required for that particular resi-



dential pocket. The areas other than the Kachras may be conserved and repaired and/reconstruction may be allowed within the existing architectural framework.

For revitalisation of/residential areas it would be necessary to improve environment and hygiene. Elimination of automobiles would greatly help in reduction of air and noise pollution. An exhaustive inventory of inputs like landscape, drainage, street furniture, garbage disposal, public conveniences should be prepared for different areas of the Walled City. IN THIS CONNECTION, IT IS IMPORTANT TO SHIFT HAZARDOUS INDUSTRIES, WHICH ARE DANGEROUS FOR HUMAN HABITATION, OUT OF WALLED CITY.

B) Conservative Surgery & Environmental Improvement of other Slum Areas

The idea of conservative surgery is to have minimum clearance and through conservation to add to the present housing stock. These areas required to be upgraded by addition of physical and social infrastructure. Respective detailed in-depth project schemes need to be prepared on the basis of conservative surgery and environmental improvement for the following important sectors.

- 1) Pahar Ganj
- 2) Nabi Karim Ramnagar & Adjoining areas
- 3) Shahdara (Old town)
- 4) Sarai Rohilla.

## RESOLUTION

In a general discussion, members also took note of the information submitted by the DDA in connection with urban renewal strategy perspective-2001 and programme for urban renewal, slum clearance and environmental improvement.

Members desired that the Council should meet at least once in two months so as to enable the Members to take note of various developments and offer suggestions.

It was decided to supply a copy of the Delhi Master Plan- 1962 to each member for their use.

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Item No.

4  
29.10.83

SUB : Programme for Urban Renewal - Slum Clearance and Environmental Improvement - Item for discussion in the D.D.A. Advisory Board Meeting.

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I. The progress of the Slum Clearance and Environmental Improvement Programmes in Delhi was rather tardy during the last 25 years. The slum dwellers were reluctant to move out to the outlying areas of the metropolis without opportunities of employment and sources of livelihood. The elected representatives were unhappy to see the dispersal of their voters. The Slum Department itself kept on shuttling between the M.C.D. & the D.D.A. Consequently the enthusiasm of the implementing authority declined to a low key.

For the environmental improvement, emphasis was laid only on bringing structural stability to the dilapidated buildings, repairing the drains, paving of the courtyards and by-lanes. Improvement of the cultural, educational and recreational environment of the slum dwellers did not find any priority in the action programmes.

The Slum Department was transferred to the D.D.A. from M.C.D. on 15.5.1980. A reappraisal of the past experience called for a total re-orientation of the approach to the concept of slum clearance and environmental improvement. The Delhi Development Authority responded quickly and on an evaluation of the past performance adopted a new approach technique.

The emphasis hitherto put on slum dwellers has been replaced by a programme for urban renewal. The slum areas are being identified as conservation, rehabilitation and clearance zones according to the degree of dilapidation suffered by these areas. Large scale shifting of the population is now confined only to the clearance areas.

...2/-

In the conservation and rehabilitation areas, environmental improvements are being carried out extensively. Schemes are being drawn up to re-house the people affected by the slum clearance programme at the same place after its re-development. Only the residual population is proposed to be shifted to the rehabilitation colonies away from the clearance areas. To improve the standard of living and to maintain privacy and dignity of the family life, work centres for the family based industries are being provided near the residential complex. To generate incomes for the individuals and to improve the sanitation in the slum areas, the Delhi Development Authority has launched a new Programme of constructing stalls, kiosks, dhobi-ghats and pig-sheds..

To improve the cultural, educational and the recreational environment of the slum dwellers, construction and development of community halls, barat ghars, balwadis, parks and playgrounds have been planned in a big way.

In fine, the emphasis now is on improving the total environment of the slum dwellers - physical and spiritual.

The Delhi Development Authority, because of this new orientation of its action programme has been able to build up a new confidence and enlist the co-operation of the community affected by the slum clearance and improvement schemes.

II                 THE RENEWAL PROGRAMME PRIOR TO 1982  
                    ( A PERIOD OF 27 YEARS )

1. Number of dangerous dwelling units : 4500  
demolished in the Slum Areas. (dwelling units)
2. Number of families shifted from Slum : 13500  
Areas and resettled in Slum Rehabi-  
litation Colonies.

...3/-

3. Number of dwelling units constructed : 16,192
4. Number of persons covered by Environmental improvement schemes. : 4.5 lakhs
5. Number of parks, tot-lts developed : 70
6. Number of community halls/Barat Ghars constructed. : 3

### III NEW ACTION PROGRAMMES AND ACHIEVEMENTS OF 1982-83

The new orientation to the urban renewal programme was given in the wake of a conscious decision to make the improvement of slum realistic and purposeful, encompassing, and for the betterment of, the total life of a slum dweller - as far as possible the social, cultural and the economic. As a logical sequence to this direction the Slum Wing diversified its projects. This diversification is reflected in the Schemes now under execution. Schemes like construction of Community work centres, big sheds, commercial stalls, dhobi ghats, amber charka sheds, cobblers platforms etc. have been undertaken to improve the economic potential of the Slum Dwellers by providing for and generating the enthusiasm for self employment and finally to enhance the dignity of labour that such family and home based activities lacked so far. These activities were earlier being carried on in the meagre living accommodation of the family causing health hazards at the cost of privacy and comfort and cleanliness of the home environment. At the same time, it is hoped that with provisions for the efficient and smooth conduct of economic activity within the proximity of residential complexes, the departmental efforts to promote co-operative and viable schemes of the hitherto dis-organised community artisans for production of and marketing their products will be received with enthusiasm by the people concerned.

These diversification efforts have also been extended to the villages around the city where some of the basic amenities like drinking water, street light, storm water drains and community latrines are either altogether lacking or hopelessly inadequate. It is this lack of such services that induced the rural population to gravitate towards the centre of the city thereby causing further deterioration and decay of the life of the village as a result of the migration by its enlightened population on the one hand and adding to the problem of congestion within municipal limits.

The new action programmes are manifest from the schemes undertaken recently and listed below :

The Slum Wing has had the privilege to be able to gauge the reaction and feelings of the slum dwellers towards its new action programmes and does in humility extend its gratitude to all those who have shown their genuine appreciation for its efforts. Notwithstanding that there is room for legitimate pride in the accomplishments in recent years, the department is at the same time consciously aware that this is but a beginning of a monumental task that needs to be done to realise the objectives.

#### IV. ACHIEVEMENTS OF 1982-83

A Programme of Slow clearance

- |    |   |           |
|----|---|-----------|
| a) | No. of dangerous properties demolished :            | 250 units |
|    | in slum areas covered by the redevelopment schemes. |           |
| b) | No. of families shifted and rehabilitated :         | 250 units |
| c) | No. of dwelling units for slum dwellers :           |           |
|    | i) Constructed                                      | 1650      |
|    | ii) Under construction                              | 1658      |
|    | iii) Planned for construction                       | 4046      |
| d) | No. of shopping complexes developed :               | 13        |

...5/-

B. Programme of Environmental Improvements

- a) No. of slum dwellers covered by environmental improvement schemes. : 1.59 lakhs
- b) No. of community halls/barat ghars :
  - i) Constructed : 14
  - ii) Under construction : 17
  - iii) Planned for construction : 21
- c) No. of parks/play-grounds :
  - i) Developed : 85
  - ii) Under development : 27
  - iii) Planned for development : 55
- d) No. of trees planted : 18,000
- e) No. of open air theatres/games complex : 1
- f) No. of T.V.Sets provided for entertainment of slum dwellers in slum rehabilitation colonies. : 35

C. Special Component Plans

- a) No. of stalls constructed for promoting self employment. : 2,000
- b) Modern dhobi-ghats with bhattis and facilities for ironing the clothes. (10 stones each) : 5 units
- c) Community works centres for public plastic moulders etc. : 350
- d) Pig sheds : 217

D. Development of Harijan Bastis

- a) No. of Harijan bastis covered by development programme. : 113
- b) Facilities provided :
  - i) Roads and Improvements of existing roads.
  - ii) Construction of open surface drains
  - iii) Street light
  - iv) Barat ghars and repairs of existing cheupals
  - v) Drinking water
  - vi) Parks
  - vii) Repairs and reclamation of village wells.

RESOLUTION

In a general discussion, members also took note of the information submitted by the DDA in connection with urban renewal strategy perspective-2001 and programme for urban renewal, slum clearance and environmental improvement.

Members desired that the Council should meet at least once in two months so as to enable the Members to take note of various developments and offer suggestions.

It was decided to supply a copy of the Delhi Master Plan- 1962 to each Member for their use.

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Item No.  
5  
29.10.83

RESTRUCTURING OF THE EXISTING URBAN AREA -  
INFRASTRUCTURE, EMPLOYMENT, TRANSPORTATION

.....

THE AREA UNDER CONSIDERATION:

The total area of the Union Territory of Delhi is 3.64 lakh acres; out of this, 1.10 lakh acre is within the present urbanisable limits as fixed in the Master Plan for Delhi 1961-1981; the remaining 2.54 lakh acre is in the agricultural & rural zone. So far urbanisation has taken place beyond the urbanisable limits covering an area of about 2,750 acres; including this the urban area under consideration is 112750 acres.

POPULATION HOLDING CAPACITY:

A study on the holding capacity of the population for this area has been conducted and discussed in the Advisory Council earlier. As brought out in the study, the population in this area as per 1981 census is 54.5 lakh and it would further absorb about 28 lakh population in the residential development by the year 2001 as given in the following table:-

Division	Population Delhi Urban Master Plan	Population in existing Delhi urban area with immediate extensions		
		Census 1981	Holding capacity	Proposed 2001
Saturated				
A	322600	622207	420460	420460
Marginal potential				
B	398200	567804	630000	619200
C	387685	530547	750800	712055

Contd.../-



Division	Population Delhi Urban Master Plan	Population in Existing Delhi Urban area with immediate extensions Census 1981	Holding Capacity	Proposed 2001
Higher Potential				
D	634100	496058	754685	703510
E	969270	1028794	1789300	1633080
F	827125	822200	1278425	1191840
G	803175	868277	1489600	1369100
H	920485	517687	1865270	1597900
Total	5262640	5453574	8978540	8252145

#### INFRASTRUCTURE - PHYSICAL & SOCIAL:

To work out a strategy for the provision of additional infrastructure, the standards for social & physical infrastructure have been reviewed in view of the experience gained in the plan implementation, taking note of similar set of standards available with different organisations and also involving the concerned departments in the exercise. Refer illustration 1.

#### ILLUSTRATION 1.

Infrastructure	Planning Division (1 million)	Planning District (0.1 Million)	Residential neighbourhood (15,000)	Residential Area (5,000)
Education	1. Technical Education Centres(A) 2. Technical Education Centre(B) type. (5 Nos.)	1. Integrated school with residential facility (1 No.)		

Contd.../-

1	2	3	4	5
		2. Integrated school with-out residen-tial facility (1 No.)	Sr. Sec. School- (2 Nos.)	1. Nursery schools (2 Nos.) 2. Primary schools (1 No.)
		3. College(1 No.)		
Health	1. Polyclinic (6 Nos.) 2. General Hospitals 500 beds (3 Nos.)	1. Intermediate Hospital (80 beds) (1 No.) 2. Intermediate Hospital (200 beds) (1 No.) 3. Nursing Home (2 Nos.)	1. Dispensary (1 No.)	
Security	1. Distt. Office & Home Guard Battalion (1 No.) 2. Zonal Office Home Guard (1 No.) 3. Distt. Office Civil Defence (1No.) 4. Distt. Jail (1 No.) 5. Fire station (5Nos.)	1. Police Post (2 Nos.) 2. Police Station (1 No.) 3. Divisional Office of Civil Defence & Home Guard (1 No.)		

Contd.../-

1	2	3	4	5
Tels- communi- cation.	1. Telephone Ex- change, 40,000 lines(2 to 3) 2. Deptt. Telegraph Office, booking & delivery(2 Nos.) 3. Head Post Office with delivery- (3 Nos.) 4. Administrative Office of Post Office ( 2 Nos.)	1. Dep-artmental telegraph Office booking only ( 1 No.)	1. Post Office counter ( 1 No.)	
Others	1. Cremation Grounds(3 Nos.) 2. Cinema Hall ( 1 No.)	1. LPG godown sites(2 Nos.) 2. Cinema Hall ( 1 No.)	1. Community Hall ( 1 No.) 2. Religious site(1 No.) 3. Milk Booth 1500 lts. (1 No.)	1. Community Room (1 No.)

#### CITY LEVEL FACILITIES

Education	Health
1. University Campus	1. Specific Disease Hospital
2. University	2. Medical Research Institute.
3. Engg. College	
4. Medical college	
5. Institute of solar energy	
6. Institute of Nuclear Fission Engineering.	
7. Industrial Design Institution & other Tech. Institutes.	

Contd.../-

- 
- Security
1. Forensic Science Lab  
+ Finger Prints Bureau
  2. Workshop for repair of  
vehicles of Police Deptt.
  3. Major Police Lines &  
Battalion.

Telecommunication

1. Store for storage of equipments  
material of telephone department.
2. Depot cum workshop for repair of P&T  
vehicles.

Others

1. LPG gas filling station
  2. Milk Dairy.
- 

FACILITY CENTRES

Considering that the existing urban area would be accommodating about 82 lakh population (27 lakh more than 1981 census population), it is necessary that additional areas for the social infrastructure are reserved in the plan. As major part of the urban area is also developed, it is not possible to identify separate site for each individual facility. Thus, the concept of facility centre have been conceived by grouping the facilities in centres. Within the area under consideration 49 such areas mainly of about 10 Ha each have been located. Depending on the deficiency and requirement in a particular area

Contd.../-

different facilities would be grouped to cater to about 2 lakh population. Refer illustration 2.

ILLUSTRATION No. 2

FACILITIES TO BE PROVIDED IN THE FACILITY CENTRES.

Facilities	A	B	C	D	E	F	G	H	Total
1. Colleges	-	-	1	-	10	-	6	5	2
2. Tech. Education Centre(A)	-	-	-	-	1	-	1	1	3
3. Technical Education Centre(B)	-	-	-	-	1	1	1	-	3
4. University Campus	-	-	-	-	1	-	1	-	2
5. General Hospital	-	-	-	-	3	-	5	1	9
6. Intermediate Hospital(A) 200 beds	-	1	3	-	16	15	13	11	59
7. Intermediate Hospital(B) 80 beds	-	-	2	-	16	9	7	7	41
8. Nursing Home	-	-	3	-	27	28	28	24	110
9. Police station	-	-	1	-	10	2	8	7	28
10. Fire station	-	-	1	-	7	4	6	2	20
11. Distt. Jail	-	-	-	-	1	1	-	1	3
12. Telephone Exchange	-	-	-	-	2	1	1	2	6
13. Head Post Office	-	2	2	-	5	4	3	4	20
14. Telegraph Office Deptt.	-	1	-	-	2	2	2	2	9

SERVICE CENTRES.

Studies conducted by the Perspective Planning Wing indicate that there has been significant shortage of repair shops like auto, cycle, plumbing and sanitary, electrical service shops, auto chakkis and gas godowns etc. in most of the planned localities of Delhi. Hence, the residents of these localities have to travel long distances causing a lot of inconvenience or in many cases these activities are locating in unauthorisedly built area.

Shortage of such informal service shops is mainly because they are not provided while preparing the development plans/schmas. Therefore, to tackle the problem, suitable vacant packets within the existing urban limits have been identified at appropriate locations for developing these as a service centre. A unit service centre within about 1 Ha land shall serve a population of 2 to 3 lakh and shall contain different components as under:

1. Gas godowns. 4 to 6 Nos. Approx. each  
20 mt. x 26 mt.
2. Repair shops
  - (a) cars 5 to 8 Nos.
  - (b) scooters 6 to 10 Nos. (regular shops)
  - (c) scooter/cycle/  
rickshaw informal 12 to 16 Nos.
3. Service shops
  - (a) auto spare parts 5
  - (b) battery charging 1
  - (c) Tyre resoling &  
retreading 2
  - (d) electrical repair 10

Contd.../-

:24 :

- (e) atta chakki 2 to 4
- (f) printing press (less than 5 workers) 3 to 5
- (g) other service repair including sanitary repair 4 to 7

4. Supporting shops & offices

- (a) Restaurants formal 2 to 4
- (b) Restaurants informal 4 to 7
- (c) LPG agencies 6 Nos.
- (d) office space related to these activities.

The service centres provided in different divisions are indicated in the following Table 'A' :

PLANNING DIVISIONS

Details	B	C	D	E	F	G	H	Total
No. of sites for service centres	2	1	2	8	2	5	6	25
Total area of service centre(ha)	1.25	12.60	5.80	44.15	3.8	25.60	27.75	119.25

AUGMENTATION OF PHYSICAL INFRASTRUCTURE:

The requirement of water, electricity & solid waste management for the additional population has been worked out division by division as given in the following table 'B' :

Contd..../-

PLANNING DIVISIONS

Details	A	B	C	D	E	F	G	H	Total
Additional Water supply requirement in mgd	8.3	13	26	18	126	48	52	80	371
Additional power requirement in MW	36.96	61.64	83.67	89.37	212.48	146.71	176.66	257.87	1065.36

This additional quantity thus needed would have to be disintegrated on zone by zone augmentation of physical infrastructure by the concerned departments in the MCD.

EMPLOYMENT

In the area under considering the additional employment of about 12 lakh in different sectors as estimated is given below:-

1) Industry.		
a) Establishment sector	24%	2.83 lakh
b) Non establishment sector	4%	0.48 lakh
2. Construction	5%	0.52 lakh
3) Trade & commerce	22%	2.71 lakh
4) Transport & communication	11%	1.15 lakh
5) Other services	34%	4.31 lakh
a) Central Govt.		1.30 lakh

Contd.../-



: 26 :

b) Delhi Admn.	0.43 lakh
c) Private commercial	0.96 lakh
d) Undertakings	1.10 lakh

This employment is proposed to be provided within the existing urban area as given below:

- 1) Industry: In balance of the land available in the organised sector 1.98 lakh

as flated factory along the ring railway near Anand Prabhat and other areas 0.85 lakh

- 2) Non establishment Industry:- This will be accommodated in the commercial centres to be developed.
- 3) Trade & Commerce:  
2.71 lakh workers in this category shall be accommodated as given below:-

Whole sale (7 centres)	0.46 lakh
Retail shops	2.25 lakh

The study of commercial areas have been revealed that the provision for shopping and commercial offices in the district and other commercial centres has not been in relation to their need requiring modification in their programme.

#### TRANSPORTATION

1981 home interview survey and other surveys give the total vehicles trips to be 39.07 lakh in urban Delhi. The trip

Contd.../-

: 27 :

rate is 0.7 per person at present and the projected rate for 2001 is 0.9. The total trips within the urban area for 82 lakh population would be 78.7 lakh by the year 2001. 74% of these trips would be by mass transportation.

On the basis of studies, the model splits in the existing urban area shall be as under:

	Trips in lakh	Percentage
Mass transportation (rail, bus, light rail)	58.00	74.55
Hired fast modes	1.89	2.40
Hired slow modes	0.76	0.97
Personalised fast modes	9.45	12.12
Bicycles	7.93	10.16

For the utilisation of the ring rail for mass transportation by restructuring of land use shall be necessary to generate employment as under:-

Central Govt. Offices	1.30 Lakh
Planned factories	0.85 lakh
undertakings	0.50 lakh
shopping & commercial offices	0.56 lakh
Transport	0.25 lakh
Total	<u>3.46 lakh</u>

The restructuring the proposed infrastructure employment and transportation is indicated on the plan to be placed in the Advisory Council.


RESOLUTION

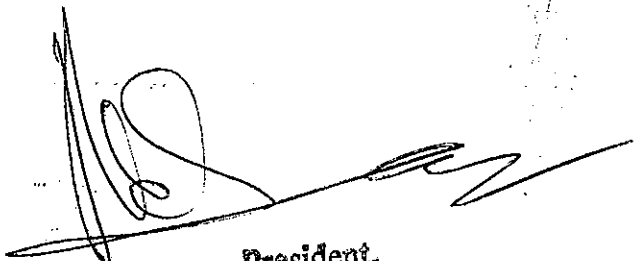
In a general discussion, members also took note of the information submitted by the DDA in connection with urban renewal strategy-perspective-2001 and programme for urban renewal, slum clearance and environmental improvement.

Members desired that the Council should meet at least once in two months so as to enable the Members to take note of various developments and offer suggestions.

It was decided to supply a copy of the Delhi Master Plan-1962 to each member for their use.

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Secretary,  
Advisory Council,  
Delhi Development Authority

  
President,  
Advisory Council,  
Delhi Development Authority

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council-  
of the Delhi Development Authority held on Friday, the  
21st September, 1984-at 10.30 A.M. at Raj Niwas, Delhi.

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I N D E X

Sl. No.	Item No.	Subject	Page No.
1.	1	Confirmation of the minutes.	1
2.	2	Important issues relating to the development of Delhi.	2
3.	3	Commercial decongestion of walled city.	4

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DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Advisory Council of the Delhi Development Authority held on Friday, the 21st September, 1984 at 10.30 A.M. at Raj Niwas, Delhi.

Present

President

1. Sh. P.G. Gavai,  
Lt. Governor, Delhi/Chairman, DDA.

Members (Non-Official).

2. Sh. Ram Vilas Paswan,  
Member, Lok Sabha,  
12, Dr. Rajinder Prashed Road,  
New Delhi.
3. Dr. S.C. Vats,  
C-212, Rani Bagh, New Delhi.
4. Sh. Hari Chand Verma,  
1232, Mohalla Imli,  
Kucha Pati Ram, Delhi-6.
5. Sh. Abjit Singh Gulati,  
D-178, Vivek Vihar, Green Field School,  
Shahdara, Delhi-32.
6. Sh. Narain Singh,  
Village Madanpur Khadar,  
P.O. Badarpur, New Delhi.

Member (Official)

7. Sh. Prem Kumar,  
Vice-Chairman, DDA.
8. Sh. H.R. Loroya,  
Chief Architect, CPWD, New Delhi.
9. Sh. Mahinder Dutta,  
Municipal Health Officer,  
M.C.D., New Delhi.
10. Sh. S.R. Venkatachari,  
Addl. General Manager (Telephone).

Secretary

11. Sh. Nathu Ram.

Also Present

12. Sh. E.F.N. Rebeiro,  
Chief Planner, TCPO, New Delhi.
13. Sh. J.K. Varshney,  
Engineer Member, DDA.
14. Sh. Virendra Nath,  
Commissioner (Lands), DDA.
15. Sh. R.G. Gupta,  
Director (CP), DDA.
16. Sh. J.C. Gambhir,  
Director (EP), DDA.

Contd.../-

- : 2 :-
17. Sh. S.S. Kohli,  
S.E., Ministry of Shipping &  
Transport (Roadways).
  18. Sh. P.S. Sawhny,  
Addl. General Manager(Tech.),  
D.E.S.U.
  19. S/Sh. K. Subrahmanyam & Jai Prakash,  
from Defence Land Control.
  20. Sh. J.R. Rajan,  
Dy. Secretary-I, DDA.
- ....

Item No.      Sub: Confirmation of the minutes.  
1

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The minutes of the Advisory Council  
meeting of Delhi Development Authority held  
on 29th October, 1983 were confirmed.

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No. SUB:- IMPORTANT ISSUES RELATING TO THE DEVELOPMENT OF DELHI.

A.21.9.84

The Advisory Council of the Authority is constituted under Section 5 of the Delhi Development Act as reproduced below:-

"The Authority shall, as soon as may be, constitute an Advisory Council for the purpose of advising the Authority on the preparation of the Master Plan and (on such other matters relating to the planning of development, or) arising out of, or in connection with, the administration of this Act as may be referred to it by the Authority".

2. During the period 1979 to 1984 at the instance of Ministry of Works & Housing Perspective Planning Wing of the Delhi Development Authority have revised the Master Plan for Delhi prepared in 1962. During the period a number of issues concerning the revision of Master Plan were discussed in the Advisory Council. After completion of the exercise of the revision of the Master Plan, the same has been discussed in the meeting of the Delhi Development Authority on 30th June, 1984. The plan as prepared by Perspective Planning Wing has been adopted by the authority for onward submission to the Ministry of Works & Housing, Government of India for their concurrence for inviting suggestions from the general public as per the Delhi Development Act.

Contd..../-

3. It would be now appropriate if some other issues are now taken up by the Advisory Council. Some important issues are suggested as under:-

1. Land Policy- experience of the last two decades and any changes required therein.
2. Social Housing
3. Conservation
4. Special problems of the old built-up areas i.e. walled city and Karol Bagh.

4. The above may be discussed in the Advisory Council for the priority to be accorded. Background papers on these could be prepared by the Perspective Planning Wing of the Delhi Development Authority and discussed in the following meetings.

#### RESOLUTION

Under the above subject a number of subjects relating to the development of Delhi were discussed:-

- i) It was felt that there is a large spurt of unauthorised construction of religious places in the Union Territory of Delhi. It was decided that a survey of religious structures i.e. Mandir, Mesjid, Gurudwara etc. would be conducted and record kept in the office of the Authority so that any new unauthorised construction of this nature could be regulated.
- ii) The noxious and hazardous industries like plastic should be shifted to a specially planned industrial estates for the purpose.
- iii) All the vacant land in regularised colonies should be fenced and the sign boards be put on those land.
- iv) A copy of the draft Revised Master Plan for Delhi prepared by the Perspective Planning Wing of DDA should be sent to each of its members for their reference.
- v) The next meeting of the Advisory Council should take place in Vikas Minar where name plates for different members should be put so that the members giving their views on the subjects could be identified.

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No. SUB:- COMMERCIAL DECONGESTION OF WALLED CITY.

3  
A.21.9.84

1. In the last meeting of the Advisory Council Urban Reveval Strategy for the Walled City with a Perspective upto 2001 was presented in the Advisory Council. The strategy consists of (i) conservation of the Urban heritage. (ii) delimiting of non-residential activities. (iii) Suitable traffic and transportation system (iv) revitalisation of the residential areas.

2. Further details have been worked out for the commercial decongestion of the Walled City relating to the point No. (ii) above i.e. delimiting of non-residential activities. The strategy for the commercial decongestion is given as under:-

1. In the first instance noxious i.e. PVC plastic, chemicals etc. and hazardous industries and the dairies etc. scattered in the different parts of the city should be shifted. The large scale godowns/warehousing of various wholesale trades should also be shifted in a phased manner to specific locations.
2. Further expansion of the wholesale activity in the existing area should be totally stopped.
3. All unauthorised encroachments/projections on roads/government land should be removed to facilitate easy movemnet of traffic.

Contd/-

4. Model wholesale new markets with integrated freight complex should be developed in different parts of the city.
3. There is a proposal to develop four regional markets in different directions as given below:-
  - a) At Patparganj and Loni Road in the East.
  - b) At Okhla in the South.
  - c) At Bhartal in the West.
  - d) A location in the urban extension in the North.

At the next level 11 local distribution markets are proposed to be developed in different parts of the city.

(Details at Appendix 'A')

Pages 6 to 10).

#### RESOLUTION

The item was discussed and the recommendations for commercial decongestion as given in para 2 & 3 were approved.

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CONSERVATION AND REVITALIZATION OF THE WALLED CITY-  
COMMERCIAL DECONGESTION

Approach:

Walled City is our living urban heritage.

Redevelopment of the Walled City is a complex problem; the all important question is to determine the correct approach which would satisfy not only physical, socio-economic and cultural needs but also and more importantly the people living therein, to the extent possible. The underlying idea of this approach is to obtain commercial decongestion through shifting some of the existing commercial and industrial activities elsewhere to conforming areas. This would enable the planning machinery to frame detailed alternative schemes for conservation, redevelopment and revitalisation of the vacated areas.

Existing Situation:

Out of a total of 568 Ha. area of the walled city, 180 Ha. (31.8%) is under residential land use and 88 Ha. (17%) is under trade commerce and industry. The balance 51.20% is accounted for by Parks, open spaces (17%), circulation i.e. roads and rails (22.60%), public buildings like historical monuments (9%) and misc. (1.6%). The overcrowding is mainly (i) because a major part of the circulation is accounted for by Railway Estts., (ii) the density of commercial estts. has increased manifold over the years and (iii) No. of workers per acre in commercial or industrial or trade estts. has increased manifold. The Delhi Master Plan had recommended an area of 46 Ha. as Central Business District in the Old City. Interestingly, the area under occupation for this purpose currently is almost 89 Ha.

The Walled City, which was originally planned for a population of about 60,000, had a population of about 3.81 lakh in 1951 (2 lakh people were added at the time of Partition of the country) and recorded the highest population of 4.2 lakh in 1961. Since then, the population has declined to 3.62 lakh in 1981 making infact space available for more commercial activities.

In fact, the Walled City has continued to become increasingly congested with time. The trade and commerce establishments have risen from 62,000 in 1961 to 1,55,000 in 1982. Wall City accommodates 90% of wholesale trade, 25% of retail trade and 28% informal trade and services as compared to about 7% of city's population.

PROPOSAL:

The proposal for commercial decongestion is as given in the following paragraphs.

1. (i) In the first instance only noxious trades, i.e. PVC, Plastic, Chemicals etc. and hazardous industries which are about 700 in number scattered in different parts and dairies should be immediately shifted. These industries/trade occupy about 7.6 Ha. of land.  
(ii) Large godowns/warehousing of various wholesale trade area about 23 Ha. should be shifted in a phased manner to specific locations.  
(iii) Existing fruit & vegetable market in Phool Mandi and Fish Market should also be relocated ( area 3 Ha.).
2. Further expansion of the wholesale activity in the existing areas be totally stopped.

Contd...../-

3. All unauthorised encroachments/projections on roads/ Govt. land should be removed to facilitate easy movement of traffic and only limited entry to the slow and fast moving vehicles provided.
4. Modern new wholesale markets with integrated freight complex should be developed in four different directions:-
  - a) At Patparganj and Loni Road in the East.
  - b) At Okhla in the South.
  - c) At Bhartal in the West.
  - d) A location in the urban extension in the North.

At the next level 11 local distribution markets as shown in the plan should be developed.

Two major markets; one of about 71 Ha. in the Patparganj located between the National Highway Bye-Pass and goods avoiding line and the second near Madanpur Khadar located on Mathura Road for an area of about 97 Ha. should be developed immediately. Details of the wholesale markets, which could be developed in different locations is as follows:-

(Area in Hectares)

S. No.	Commodity	LOCATIONS						
		(East) Patpar- ganj	Loni Road	South	SOUTH	WEST	NORTH	
1.	2.	3.	4.	5.	6.	7.	8.	9. ea.
a) MARKETS WITH WAREHOUSING								
1.	Textile & Textile products.	9	-	28	26	-	7	70
2.	Auto Motor parts & Machinery.	13	-	-	11	-	20	44
3.	Fruits & Vegetables.	-	20	9	245	-	-	53
4.	Hardware & Bldg. material.	5	13	18	12	-	5	53
5.	Iron & steel	5	-	10	5	-	5	25
6.	Food Grains	11	-	9	-	8	5	33

Contd..../-



- 9 -

1.	2.	3.	4.	5.	6.	7.	8.	9.
7. Timber		18	19	23	16	-	37	113
8. Plastic, Leather & PVC.		10	-	-	-	-	10	20
TOTAL		71	52	97	94	8	89	411
B) TRUCK TERMINAL		60	-	50	50	4	55	219
GRAND TOTAL		131	52	147	144	12	144	630

Functions of Freight Complex are:-

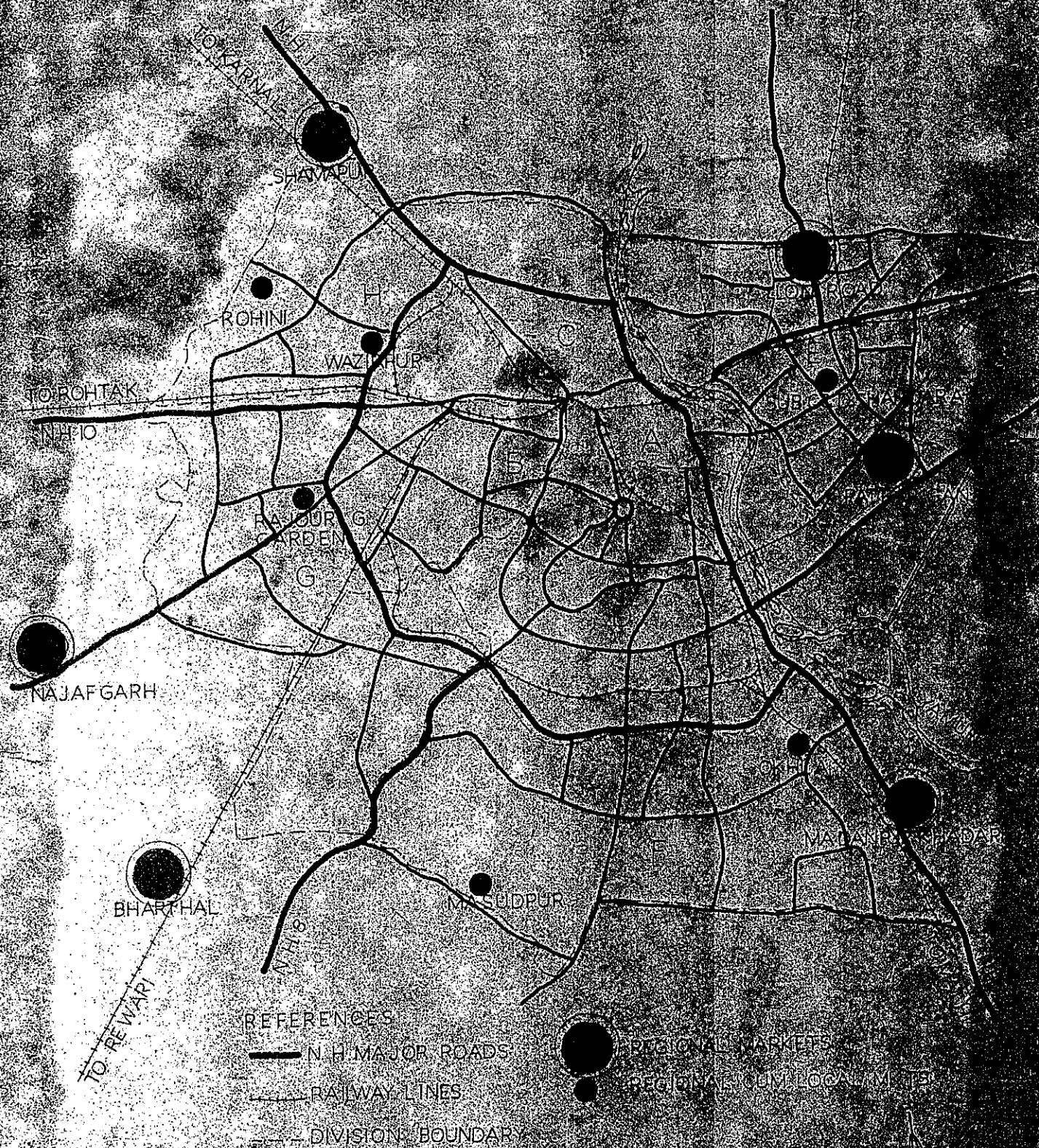
- i) To provide facilities for regional and intra-urban freight movement.
- ii) To provide facilities for freight in transit as well inter-change of mode.
- iii) To provide warehousing and storage facilities and inter-link these sites with specialised markets like paper products and paper; iron and steel and building materials; food grains and dry fruits; timber and furniture; textiles and hosiery; meat, fish and poultry, chemicals and other industrial materials and products.
- iv) To provide servicing, boarded lodge, idle parking, restaurants and other related functions in the complexes.

Commercial de-congestion of the Walled City needs to be integrated with the following:-

- i) Conservation and preservation of the monuments and traditional character of the city.
- ii) Development of an integrated transportation system.
- iii) Revitalisation and rebuilding of the residential areas.
- iv) Environmental improvement and provision of physical and social infrastructure.

Contd..../-

# PROPOSED WHOLESALE MARKETS



Secretary,  
Advisory Council,  
Delhi Development Authority

President,  
Advisory Council,  
Delhi Development Authority

DELHI DEVELOPMENT AUTHORITY

Record of the meeting of the Advisory Council  
of the Delhi Development Authority held on Monday,  
the 10th March, 1986 at 3.30 P.M. At Raj Niwas, Delhi.

PRESENT

PRESEDENT

1. Sh. H.L. Kapoor  
Lt. Governor, Delhi.

VICE CHAIRMAN

2. Sh. Prem Kumar

MEMBER ( NON OFFICIAL )

3. Sh. Bharat Singh  
Member (Lok Sabha)
4. Smt. Sunderwati Nawal Prabhakar  
Member (Lok Sabha)
5. Dr. S.C. Vats
6. Sh. Daljit Singh
7. Sh. Balwan Singh Solanki  
Member MCD
8. Sh. Hari Chand Varma  
Member MCD
9. Sh. Abjit Singh Gulati  
Dy. Chairman, Delhi Water  
Supply & Sewerage Disposal Committee
10. Sh. Narain Singh  
Chairman  
Delhi Electric Supply Committee

MEMBER ( OFFICIAL )

11. Sh. J.C. Narang  
Municipal Health Officer  
M.C.D., Delhi
12. Sh. K.M. Sebastian  
Director General Defence  
Land Cantt. Ministry of  
Defence West Block-4, Sector I  
R.K. Puram New Delhi

SECRETARY

13. Sh. M.P. Jain




ALSO PRESENT

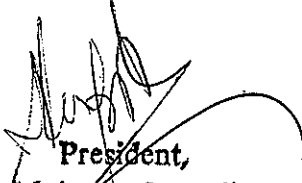
14. Sh. B.B. Nanda  
Chief Engineer M.C.D.
15. Sh. S.Panchapakshan  
Finance Member D.D.A.
16. Sh. J.K. Varshney  
Engineer Member, D.D.A.
17. Sh. B.K. Malhotra  
Commissioner (Housing) D.D.A.
18. Sh. R.G. Gupta  
Director (CP) DDA
19. Sh. J.C. Gambhir  
Director (PP) DDA
20. Sh. S.C. Gupta  
Director (DC&B) DDA
21. Sh. P.D. Sharma  
Chief Engineer (Ply.) DESU
22. Sh. V.K. Arora  
Chief Engineer (Roads)  
Ministry of Transport
23. Sh. K.T. Gurumukhi  
T.C.P. (T.C.P.O.)
24. Sh. J.R. Rajan  
Dy.Secretary-I

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It was pointed out by some of the Hon'ble Members that the minutes of the meeting of the Council held on 21.9.84 had not been circulated and, therefore, the same cannot be confirmed. It was submitted by the Secretary, DDA that the draft minutes of the said meeting were duly issued and the evidence to this effect was available on the file and the record of despatch. Further, the copies of the draft minutes were handed over to the Hon'ble Members as were present.

The President was pleased to postpone the meeting to 22.3.86 at 3.30 P.M. at Raj Niwas.

  
**Secretary,**  
**Advisory Council,**  
**Delhi Development Authority**

  
**President,**  
**Advisory Council,**  
**Delhi Development Authority**

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of the  
Delhi development Authority held on Saturday, the 22nd March, 86  
at 3.30 P.M. at Raj Niwas, Delhi.

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I N D E X

<u>Sl.</u> <u>No.</u>	<u>Item</u> <u>No.</u>	<u>S U B J E C T</u>	<u>Page</u> <u>No.</u>
1.	1	Confirmation of the minutes of the meeting held on 21st September, 1984	1
2.	2	Planning and implementation of various projects on the bank of river Yamuna a scheme to check pollution.	2
3.	3	Proposed policy frame work for the development of the area in the south of present Urban Limits of Delhi - A new Concept of Green.	21
4.	4	Establishment of a Monitoring Unit in the Perspective Planning Wing of the D.D.A.	40

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DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Advisory Council of the Delhi Development Authority held on Saturday, the 22nd March, 1986 at 3.30 P.M. at Raj Niwas, Delhi.

PRESENT

PRESIDENT

1. Sh. H.L. Kapoor  
Lt. Governor, Delhi.

MEMBERS ( NON OFFICIAL )

2. Sh. Bharat Singh  
Member (Lok Sabha)
3. Smt. Sunderwati Nawal Prabhakar  
Member ( Lok Sabha )
4. Sh. Shamim Ahmed Siddiqi  
Member (Rajya Sabha)
5. Sh. Daljit Singh  
9, Friends Colony  
West New Delhi.
6. Sh. Balwan Singh Solanki  
Member M.C.D.
7. Sh. Hari Chand Verma  
Member M.C.D.
8. Sh. Abjit Singh Gulati  
Dy. Chairman, Delhi Water  
Supply & Sewerage Disposal Committee
9. Sh. Narain Singh  
Chairman,  
Delhi Electric Supply Committee.

MEMBER ( OFFICIAL )

10. Sh. J.C. Narang  
Municipal Health Officer  
M.C.D. New Delhi.

SECRETARY

11. Sh. M.P. Jain

ALSO PRESENT

12. Sh. B.B. Nanda  
Chief Engineer, M.C.D.
13. Sh. S. Panchapakesan  
Finance Member DDA
14. Sh. J.K. Varshney  
Engineer Member DDA
15. Sh. B.K. Malhotra  
Commissioner (Housing) DDA
16. Sh. R.G. Gupta  
Director (CP) DDA
17. Sh. J.C. Gambhir  
Director (PP) DDA
18. Sh. S.C. Gupta  
Director (DC&B) DDA
19. Sh. P.D. Sharma  
Chief Engineer (Plg.) DESU
20. Sh. V.K. Arora  
Chief Engineer (Roads)  
Ministry of Transport
21. Sh. K.T. Gurumukhi  
T.C.P. (T.C.P.O.)
22. Sh. J.R. RAJAN  
Dy. Secretary

Item No. 1 Sub: Confirmation of the minutes of the meeting  
held on 21st September, 1984.

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The minutes of the meeting of the Advisory  
Council of D.D.A. held on September 21, 1984  
were confirmed.

No. 2 Subject: Planning & Implementation of various projects on the bank of river Yamuna - a Scheme to check pollution. (F.Ca/11/34/Dir. (C.P.) /Pt.II).

P R E C I S

River Yamuna is polluted due to continuous discharge of waste water and sullage from 17 storm water drains, out of which Najafgarh Drain is the largest and creates maximum pollution in it. Present capacity of treatment of sewage is only to the extent of 137 mgd. with a break-up of 85 mgd. in Okhla Treatment Plant, 20 mgd. in Coronation Treatment Plant and 32 mgd. in Keshopur Treatment Plant when population of Delhi is only 7.3 million. By 2010 A.D., population of Delhi will reach to 20 million and requirement of water will increase to 1760 mgd. and correspondingly sewage disposal to 1280 mgd.

2. The Lt. Governor, Delhi on 5.9.1984 constituted a High Power Committee under the Chairmanship of Executive Councillor (Development), with Shri Ram Lal, Member, Metropolitan Council and Member, DDA; Vice-Chairman, DDA; Commissioner, MCD; Chairman, Central Board for the Prevention and Control of Water Pollution; Engineer-in-chief, Water Supply & Sewage Disposal Undertaking; MCD; Chief Engineer (Irrigation & Flood), Delhi Admn; Director (Horticulture), DDA; Director (PPW), DDA as members and Director (City Planning) and Director (Traffic & Transportation Planning), DDA as Member Secretary.

3. The High Powered Committee met 8 times and worked for one year. The entire problem was approached by dividing the subject into following 3 major parts:-

1. Najafgarh Drain
2. 16 other major storm water drains falling in river Yamuna.
3. Pollution due to industries and sub-standard areas.

Copy of the project report will be placed on the table and a copy of the summary has been put up as (Appendix 'A' Pages 5 to 20).

4. Report prepared by the High Powered Committee has been dealt with in 8 chapters, the first for introduction and General Problems, second and third chapters have been assigned for the study of various drains-including Najafgarh drain falling in river Yamuna. In the 4th Chapter, Urbanisation of Delhi has been described taking into consideration of the new schemes to be implemented by the DDA and other Organisations in the next 15 years upto the end of the century. Chapter 5 has been devoted for pollution caused by industrial units in different developed and non-developed industrial areas of Delhi. The Sixth Chapter highlights non-availability of sewer lines in sub-standard areas namely - jhuggi clusters, resettlement colonies, unauthorised colonies, urban villages, rural villages and slum areas; Chapter No. 7 has been added, about channelisation of river Yamuna and development of re-claimed land to an extent of 4000 hect. Chapter 8 gives details about projects

completed, in hand and going to be taken up in the next 5 to 10 years.

5. The cost of the project is Rs. 200 crore and the entire amount has to be made available as a grant by the Central Govt. The work of removal of pollution from rural drains will be undertaken by Flood Department, Delhi Admn., while the projects of removal and control of pollution from all the urban drains by Water Supply & Sewage Disposal Undertaking. The work of provision of sewer lines in resettlement colonies will be undertaken by DDA and projects of construction of waste water treatment plants in various industrial areas by Water Supply & Sewage Disposal Undertaking.

6. The item is placed before the Advisory Council of DDA for consideration of the project report.

#### RESOLUTION

The Council considered the agenda item pertaining to the problem of pollution in river Yamuna, the causes and extents thereof and the proposal of remedial action as suggested in the report prepared by the High Power Committee appointed by the Lt. Governor, Delhi on 5.9.84. The Council took note of the scheme and adopted the report for the detailed consideration by the Delhi Development Authority.

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APPENDIX 'A' TO ITEM NO. 2  
REPORT OF HIGH POWERED COMMITTEE

FOR

PLANNING AND IMPLEMENTATION OF VARIOUS PROJECTS

ON THE BANK OF RIVER YAMUNA:

A SCHEME TO CHECK POLLUTION

DELHI ADMINISTRATION

DELHI DEVELOPMENT AUTHORITY

SEPT., 1984 - AUGUST, 1985.



## MEMBERS OF THE HIGH POWERED COMMITTEE

1.	Prem Singh	Executive Councillor, Development	Chairman
2.	Sh. Ram Lal	M.M.C. and Member DDA	Member
3.	Sh. Prem Kumar	Vice-Chairman, DDA	Member
4.	Sh. P.P. Srivastava	Commissioner, MCD	Member
5.	Sh. Nilay Chaudhury	Chairman, Central Board for the Prevention and Control of Water Pollution	Member
6.	Sh. D.Cruz	Engineer-in-Chief W.D. & S.D. Undertaking	Member
7.	Sh. O.P. Kumra	Chief Engineer, Flood & Irrigation Deptt. Delhi Administration	Member
8.	Sh. B.L. Anand	Director, Horticulture DDA	Member
9.	Sh. J.C. Gambhir	Director PPW DDA	Member
10.	Sh. R.G. Gupta	Director, CP DDA	Member, Secy.

OTHER OFFICERS WHO ATTENDED MEETINGS

1.	Sh. J.K. Varshney	Engineer Member DDA
2.	Sh. Ram Rakhyani	Chief Engineer WS & SD Undertaking
3.	Sh. P.T. Gurnani	S.F. WS & SD Undertaking
4.	Sh. R.P.S. Nehre	S.F. NDMC
5.	Sh. R.A. Khemani	CE DDA
6.	Sh. K.B. Rajouria	CE DDA
7.	Sh. R.S. Jindal	CE, DDA
8.	Sh. S.C. Gupta	CE, DDA
9.	Sh. M.C. Behl	SE, DDA
10.	Sh. S.C. Aggarwal	FE, DDA
11.	Sh. D.P. Banbahi	FE, DDA
12.	Sh. R. Dayal	DD (Horticulture) DDA
13.	Sh. Parkash Narain	DD (P-1g) DDA
14.	Sh. R.K. Jain	DD (Plg) DDA
15.	Sh. P.M. Ansari	EE CB P & CWP
16.	Sh. R.N. Sen	EE CB P & CWP
17.	Sh. J.N. Goel	EE WS & S.D.U.
18.	Sh. P.K. Jain	Jt. Dir. SE MCD
19.	Sh. Uday Pandey	Asstt. Dir. (Plg) DDA

# P R E F A C E

River Yamuna rises in the Himalayas near Yamunotri in U.P. and is joined by two important tributaries namely Tons and Giri. It traverses more or less along the boundary between Haryana and U.P. before it enters the Union Territory of Delhi. The river can be divided into three distinct reaches based on geomorphological characteristics.

- Upper reach from its source upto Tajewala
- Middle reach from Tajewala to Okhla/Badarpur
- Lower reach from Okhla/Badarpur upto Allahabad.

Length of the river in its middle reach which is concerned to us is about 245 Km where the terrain is fairly flat with an average slope only of one metre in 5000 metre. Plains of river Yamuna have experienced heavy floods in the year 1924, 1947, 1955, 1956, 1976 and 1978. Maximum peak discharge was in 1978. Consequent to the high floods of 1955-56, a number of flood protection works in the form of embankments were built in the Yamuna basin, starting with the protection of Shahdara area lying on the left bank of river Yamuna in Delhi. Subsequently, such protection works were taken up all along the river between Tajewala Headworks and Okhla. Suggestions for channelisation of the river Yamuna and making it pollution free in the Union Territory of Delhi have been voiced from time to time by various persons.

On 5.9.84, the Lt. Governor, Delhi constituted a High Powered Committee under the Chairmanship of Executive Councillor (Development) with Sh. Ram Lal, Member Metropolitan Council and Member, DDA; Vice-Chairman, DDA; Commissioner, MCD; Chairman, Central Board for the Prevention and control of Water Pollution; Engineer-in-Chief, Water Supply & Sewage Disposal Undertaking, MCD; Chief Engineer (Irrigation & Flood) - Delhi Admn.; Director (Horticulture), DDA Director (PPW) DDA as members and Director (City Plg.) and Director Traffic and Transportation Planning DDA as Member Secretary.

The High Powered Committee was assigned the work to go into the details of causes which create pollution in river Yamuna and measures to be taken to reduce and stop it. The Committee was also assigned the work of making a comprehensive proposal about channelisation of river Yamuna and reclamation of land for the purpose of development. In the last-11 months the High Powered Committee met 8 times for meetings and inspection. Problems were discussed by dividing the subject into following three major parts.

- Najafgarh Drain from Najafgarh Ghool to Keshonpur Treatment Plant and further to Wazirabad Barrage.
- 16 other major storm water drains falling in river Yamuna.
- Pollution due to industries and sub-standard areas.

Report prepared by the High Powered Committee has been dealt with in 8 chapters, the first for Introduction and General Problems, second and third chapters have been assigned for the study of various drains including Najafgarh drain falling in river Yamuna. In the 4th chapter, Urbanisation of Delhi has been described taking into consideration of the new schemes to be implemented by the DDA and other Organisations in the next 15 years up to the end of the Century. Chapter 5 has been devoted for pollution caused by industrial units in different developed and non-developed industrial areas of Delhi. The Sixth Chapter highlights non-availability of sewer lines in sub-standard areas namely jhuggi-clusters, old colonies, unauthorised colonies, urban villages, rural villages and slum areas. Chapter No. 7 has been added by taking it from the DDA, about channelisation of river Yamuna and development of re-claimed land to an extent of 4000 hect. Chapter-8 is giving details about projects completed, in hand and going to be taken up in the next 5 to 10 years.

As a Chairman of the High Powered Committee, I acknowledge the efforts made by various members of the Committee, specially Sh. Ram Lal Ji who participated in all the meetings, and moderated discussions from time to time. I am also thankful to all the officers who attended meetings and supplied data from time to time. My sincere thanks are to Delhi Development Authority who prepared various drafts and finalised the report along with presentable maps and tables. I think the report will be useful for various departments of Delhi Adm. M.C.D. and Delhi Development Authority.

Sd/-  
(PRITM SINGH)  
Chairman

Sd/-  
(R.C. GUPTA)  
Member Secretary

August 1985

## A SCHEME TO CHECK POLLUTION IN RIVER YAMUNA

## C O N T E N T S :

## Chapter No. 1-Introduction-

## 1.1.-General Drainage Pattern-

## 1.2.-Recommendations of the Central Board for Prevention and Control of Water Pollution

## 1.3.-Constitution of High Powered Committee

## Chapter No. 2

## Study of Najafgarh Drain -

## 2.1-From Dhansa Bund to Keshopur Treatment Plant

## 2.2-Keshopur Treatment Plant Irrigation Scheme-

## 2.3-Coronation Treatment Plant Irrigation Scheme -

## 2.4-Effluent Irrigation Scheme from Rithala Treatment Plant

## 2.5-Goila Lift Irrigation Scheme

## 2.6-Total position of existing/proposed irrigation schemes.

## 2.7-Najafgarh drain from Keshopur Treatment Plant to Wazirabad Barrage

## Chapter No. 3

## Study of other drains falling in river Yamuna

## Chapter No. 4

## Urbanisation of Delhi and its effects of pollution in river Yamuna

## 4.1-New residential and industrial schemes to be implemented in the next 15 years.

## 4.2-Name of the new sewage treatment plants-

## 4.3-Brief description of existing sewage treatment plants

## Chapter No. 5

## Industrialisation and proposals to check pollution

## 5.1-Position as per first Master Plan-1962

## 5.2-Position as per draft Modified Master Plan-2001

(Vol. --: 11 :-

5.3- Location of effluent treatment plants in industrial areas

Chapter No. 6

Development of sub-standard areas

6.1- Position of sewer lines in various resettlement colonies.

Chapter No. 7

Channelisation of river Yamuna and its development.

Chapter No. 8

- Projects completed, in hand and going to be taken up in the next 5 to 10 years.

A SCHEME TO CHECK POLLUTION IN RIVER YAMUNA

List of maps:

1. Drainage pattern in Union Territory of Delhi.
2. Map of Delhi showing sources of pollution.
3. Major drains falling in river Yamuna.
4. Drains falling in Najafgarh Drain between Dhansa Bund to Keshopur Treatment Plant.
5. Drains falling in Najafgarh drain between Keshopur Treatment Plant to Wazirabad Barrage.
6. New Schemes to be implemented during the 7th & 8th Five Year Plans.
7. Existing and proposed sewerage systems in Delhi.
8. Location of sub-standard areas in Delhi.
9. Location of industrial areas in Delhi.
10. Schematic plan for channelisation of river Yamuna and its development.

List of tables

1. Capacity of various sewage treatment plants in Mgd.
2. Name of drainage basins and their catchment areas.
3. Pollutionary load measured in 17 drains.
4. Pollutionary load from 7 major drains falling in river Yamuna in 1979.
5. Waste Water Flow and pollutionary load in BOD in rural drains discharging in Najafgarh Drain.
6. Total position of existing/proposed irrigation schemes.
7. Tapping of sullage in 33 urban drains which fall in Najafgarh drain (as on March 1985).
8. Names of important schemes to be dealt with in 7th, 8th & 9th Five Year Plans.
9. Names of new sewage treatment plants.
10. Names of projects for augmenting the capacity of sewage treatment plants.



SUMMARY OF RECOMMENDATIONS AND FINDINGS OF HIGH  
POWERED COMMITTEE.

- 1) The High Powered Committee (annexure No.II) was constituted by the Lt. Governor, Delhi under the Chairmanship of Executive Councillor, Development and met 7 times in its meetings held on 5.10.84, 20.11.84, 8.1.85, 24.1.85, 7.2.85, 1.4.85 and 12.6.85 along with an inspection made on 8.1.85. Minutes of various meetings have been placed as Annexure-III).
2. River Yamuna is polluted mainly due to continuous discharge of waste water and sullage from 17 storm water drains. out of which Najafgarh Drain is the largest and create maximum pollution. The water in river Yamuna is polluted to such an extent that it is not fit for human consumption. Central Board for the Prevention and Control of Water Pollution has categorically stated that quality of water in river Yamuna is of Category 'E' i.e. fit for industrial use and even not for bathing purposes. River Yamuna is also polluted from Industrial waste water and untreated sewage and sullage from sub-standard areas. Central Board for the Prevention and Control of Water Pollution is studying the proposal since 5 to 6 years to improve the quality of water of river Yamuna but success is not very much. After various studies, the Board recommended as under:  
"The 48 Km stretch of river Yamuna, which is the most effected reach of river, warrants immediate attention for the enhancement of water quality of the river which should not be delayed any further. The Board has given recommendation by dividing the improvements in three phases. In the first phase, the Board recommended that chlorination of the drains should be immediately provided at least for the five of the seven major drains which discharge directly into the river Yamuna. The Kalkaji and Tughlakabad drains which discharge in Agra Canal should be chlorinated with care, so that the water quality does not adversely effect the purpose of irrigation. The cost of this immediate action requires the annual provision of Rs.30 lakh, and Rs. 10 lakh for equipments. Improvements in the three phases have been given in annexure No.1 of the report."

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3. There are 17 major drains falling in river Yamuna of which following 5 have been identified as major drains contributing 95% pollution load:

(i)	Najafgarh	-	77390
(ii)	Civil Mil	-	10470
(iii)	Power House	-	8788
(iv)	Sen Nursing Home	-	5974
(v)	Okhla	-	22783
Total:		-	125365 95%

4. Out of 17 major drains, Najafgarh drain is the largest one which has 4 rural drains and 38 urban drains. Problems of pollution of river Yamuna has been studied by dividing it into following 5 parts:

- Najafgarh Drain from <sup>D</sup> Dhansa Regulator to Wazirabad Barrage.
- Drains from Wazirabad Barrage to Old Road-cum-Railway Bridge.
- Drains from Old Road-cum-Railway Bridge to Okhla Picnic Spot and then to Badarpur.
- Pollution from industrial wastes.
- Pollution from sub-standard areas.

5. There are 4 major rural drains namely Kakrola dairy Drain, Palam Pond Drain, Mangolai Drain and Parkha Road Drain which fall in Najafgarh Drain from the stretch from Dhansa bund upto Keshopur re-Treatment Plant. These four drains are under the control of Irrigation and Flood Department, Delhi Admn.

The High Powered Committee with the help of Central Board for the Prevention and Control of Water Pollution studied quantity and quality of water of these 4 drains and suggested measures so that Najafgarh Drain is not polluted in this stretch as details given in Table No. 5.

6. There are also 38 urban drains whose names have been given in Table No. 7 of Chapter 2 and Map No. 5. These are from Keshopur Sewage Treatment Plant to Wazirabad barrage and are under the administrative control of Water Supply & Sewage Disposal Undertaking, MCD. Sullage from 33 urban drains have already been tapped or will be tapped by the end of the year.

Water Supply & Sewage Disposal Undertaking has clarified that they have prepared a scheme of 5 urban drains namely Shakurpasti drain, Kanahaya Nagar drain, Rana Pratap Bagh drain, Moti Nagar drain and Dariya Nallah also. This has been given in the last of the second Chapter.

7. One of the main reasons of polluting river Yamuna is rate of growth of urban population and increase in number of sub-standard colonies namely jhuggi clusters, resettlement colonies, unauthorised colonies slum areas and non-conforming uses in urban and rural villages.

Present population of Delhi is about 75 lakhs but is expected to be increased to more than 12 million by the end of the century and more than 20 million by 2010 A.D.

In the next 15 years, with the help of other organisations, DDA will implement 10 major residential schemes, three industrial and many commercial schemes as details given in Table No. 8. The High Powered Committee emphasized that in future no scheme of any department including DDA should be undertaken till internal and perihierial sewer lines are able to be connected with the main trunk sewers to be laid by Water Supply & Sewage Disposal Undertaking.

The High Powered Committee also went into the details of construction of New Sewage Treatment Plants as well as expansion of existing ones, of various locations in Delhi. These projects are expansion of Keshopur Sewage Treatment Plant, augmentation of Okhla Sewage Treatment Plant, augmentation of Kondli Treatment Plant, and of construction of new treatment plant at Rithala, Rangpuri, Papankala, in the north of Wazirabad Road and at Shahipur Garhi as details given in Table No. 9.

8. The High Powered Committee went into the details of works of sewer lines already executed, in hand and to be completed in the next 3 to 4 years in various resettlement colonies. For this, the Committee emphasized and requested DDA officers to complete the entire work with a period of 2 to 3 years, giving the project top most priority.

9. Sewage treatment capacity in Delhi is grossly inadequate. At Present, treatment plants have a disposal capacity only of 137 million gallons a day against the present requirement of 450 million gallons a day.

Population of Delhi by the end of the century will increase to 12.8 million and by 2010 A.D. 20 million. Taking average of water supply of 80 gallons per day per capita, a total quantity of 1760 million gallons in a day is required (taking 10% for evaporation). Normally 80% of the water supply is discharged into sewer lines and on this basis, additional sewage treatment plants have to be built to take load of the total capacity of 1280 million gallons in a day. Existing capacity of all the treatment plants which are in existence is about 10% of the total requirement. Taking these factors into consideration proposals for construction of new sewage treatment plants were formulated and discussed.

10. For the disposal of 1280 million gallons treated effluent per day a large area of agricultural fields is required. Area of Union Territory of Delhi is only 1485 sq.km, out of which 50% may be urbanised by 2010 A.D. and balance of 740 sq.km. will be grossly inadequate to take discharge of 1280 million gallons treated effluent, because the area has other competing demands too. For this some policy has to be formulated at NCR level due to involvement of adjoining areas of other States.

To solve the problem, either treated effluent should be discharged back into river Yamuna or can be used for the purpose of irrigation of agricultural fields in adjoining States of Haryana and U.P. or recirculated in Kitchen gardens of Delhi. All the three alternatives have to be gone into carefully.

11. In the first Master Plan of Delhi, it was proposed to develop 2276 hect. of land for different types of industrial uses, including 423 hect. of land which was in existence in 1960. In the new modified plan, DDA has a provision to develop 1555 hect. for light and service industries and 265 hect. for extensive industries. So far, DDA has developed about 828 hect. of land carving out more than 8000 plots. Details of various industrial schemes of Delhi have been given in Annexure-V.

In 1984, a scheme of construction of Industrial Waste Water Treatment Plant was initiated by Central Board for the Prevention and Control of Water Pollution and Directorate of Industries, Delhi Admn. In this regard, DDA has allotted a plot of land of about 1.5 hect. to Directorate of Industries free of cost for the construction of this plant.

This High Powered Committee recommended to construct such waste water treatment plants in very large and extensive industrial estates. Cost of each such plant will be Rs. 1 crore with construction period of two years.

The High Powered Committee also discussed the possibilities of location of waste water treatment plants in large industries on individual basis as details supplied by Central Board for the Prevention and Control of Water Pollution. There are 17 industries as details given in Annexure-Vi of the Report.

12. Chapter 7 regarding channelisation of river Yamuna and development of reclaimed land has been added after taking it from the DDA. As per proposals prepared by DDA, cost of the project is about Rs.400 crores, including construction of bunds on either side of water channel, filling of the earth and development of traffic and transportation network including Light Rail Transit and underground railway system.
13. In the last of the project report all the projects which have been completed, in hand or likely to be started along with their physical and fiscal targets have been listed. Total cost of the projects of checking and to stop pollution in river Yamuna is about Rs.200 core including cost of construction of waste water treatment plants in various industrial areas and sewerage facilities in resettlement colonies.

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14. The entire amount of Rs. 200 crore has to be arranged from planned funds from Delhi Admn. to be spread over in the 7th and 8th five year plans. It will give an expenditure at the rate of Rs. 20 crore per year. The report will be submitted to the Lt. Governor, Delhi and after approval, the same will be sent to Ministry of Works & Housing for final approval.

R.G. Gupta  
Director Planning, DDA  
NEW DELHI.

List of Annexures:

1. Recommendation of Central Board for the Prevention and Control of Water Pollution.
2. Notification of High Powered Committee for Planning and Implementation of various projects on the banks of river Yamuna.
3. Minutes of various meetings.
4. Classification of water.
5. Details regarding development of land for industrial use in Delhi.
6. Statement showing status of effluent treatment plants in 17 major industries in the U.T. of Delhi.
7. List of sewerage schemes under approval/sanction.
8. Projects already completed by Water Supply and Sewage Disposal Undertaking.
9. Projects under execution by W.S. & S.D.U.
10. Projects to be started by W.S. & S.D.U.
11. List of sewerage schemes of some of the unauthorised colonies falling in the areas of M.C.D.

No. 3 Subject: Proposed Policy frame work for the development of the area in the south of Present Urban Limits of Delhi - A New Concept of Green.  
(F.R.1(2)/85-Dir.(CP) Pt.I).

P R E C I S

In the South of 1981 urban limits of Delhi, there is 17,000 hect. of land bounded by railway line from Delhi to Mathura in the east and diverted National Highway No. 8 in the West. Based on the topographical features, 7000 hect. of land is rocky and cannot be used for the purpose of urban development.

The balance 10,000 hect. can be divided into following two categories:

- 4000 hect. of land is occupied by 21 rural settlements, 8 unauthorised colonies, 2 resettlement colonies, various defence installations, stone quarrying at Lal Kuan and Rajokri, historical monuments, sanik farms, other approved/unapproved farm houses etc.
- 6000 hect. of land is vacant and likely to be encroached upon, if not used for proper purposes as detailed out in the document placed as Appendix to the item.

2. This report is concerned with alternative development strategies for the development of 6000 hect. of land. For this, following three strategies have been explained in the document placed below:

Strategy No.1 - To develop the entire area as green based on the concept as envisaged in the first and second Master Plan. This strategy will cost Rs. 180. crore in the acquisition of land as well as in development of green areas.



Strategy No. 2- To develop the entire area of 6000 hect. on the concept of other areas developed in Delhi, for example Rohini. This strategy will cost Rs. 2220 crore and will be against ecological balance.

Strategy No. 3 - To develop this 6000 hect. of land as a SPECIAL AREA, based on the concept of residential farm houses to keep the entire complex green. This strategy will cost Rs. 425 crore with a break-up of 145 crore by Development Authority and Rs. 280 crore by private sector.

Outline of these three strategies have been given in the paper and details of strategy No. 3 as given in the (Appendix 'B' Pages 25 to 39).

3. For planning of 6000 hect. of land, it is proposed to take action on the following points:-

a) Special Zoning Regulations:

- Minimum size of a plot - 2000 sq.mtr.
- Maximum ground coverage - 10% subject to an upper limit of 400 sq.mtr. whichever is less.
- Maximum height of the main building - 5 mtr.
- Maximum height of servant quarter block - 3 mtr.
- Maximum No. of servant quarters - 4 each with an area of 20 sq. mtr. max.
- Basement equivalent to the size of ground floor coverage only below it.
- Use of basement will be for storages and services of the building.
- Mezzanine to the extent of 25% coverage of the ground floor, but within the height of 5 mtr.
- Minimum rear and side set backs - 5.0 mtr.

- Minimum front set back - 7.5 mtr.
  - Compulsorily tree plantation on all sides in the set backs.
  - Balance of the plot will be used for the purpose of gardening, horticulture and agricultural activities.
  - Till trunk, sewer and water lines are not laid, individuals would arrange supply of water and disposal of sewage themselves, with the help of tubewell and septic tank.
- b) Based on the above concept, out of 6000 hect., total ground coverage will be 378 hect. i.e. only 6%.
- c) Fiscal Policy - for this, following two alternatives are proposed:
- The entire exercise of acquisition of land, its development, disposal or allotment of alternative plots is undertaken by DDA with their own funds, or with a assistance from the government.
  - The entire exercise of acquisition of land, its development, disposal and allotment of alternative plots is undertaken by DDA, but with the help of private sector. It means that private sector will be involved in the acquisition of land, planning, development as well as in construction of houses, public and semi-public buildings and commercial complexes.
- In the first alternative, the cost of acquisition and development will be Rs. 425 crore while in the second, the total expenditure can be split up with a break-up of 1/3rd by DDA and the balance by private sector.
- d) Details regarding involvement of private sector has been given in the document.

4. Conclusions:

- i) There is an imperative need for the development of the complex of 17000 hecets. otherwise most of it will be encroached upon. Location has been shown in the map placed at the end of the document.
- ii) The area is to be developed for:
  - a) Largely recreational uses.
  - b) Redevelopment of existing settlements/ installations.
  - c) Utilisation of available 6000 hect. of land based on the concept of farm houses, with a minimum size of plot of 2000 sq. mtr.
  - d) Participation of private sector in the development activities is inevitable.
  - e) The area if developed for recreational uses and based on farm house concept would retain its character as green and would also be conducive from environmental point of view.

5. The item is placed before the Advisory Council of Delhi Development Authority to consider and lay down the policy.

RESOLUTION

The Council deliberated on the various aspects of the problem as posed in the agenda item. It was felt that the issues involved deserved deeper consideration from all relevant angles. The members may give further thought to the problem and may offer suggestions so as to take care of the issues thrown up in the item.

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APPENDIX 'B' TO ITEM NO. 3

Proposed Policy frame work for the  
Development of the area  
"South of Present Urban Limits of Delhi"

A New Concept of Green

City Planning Wing  
Delhi Development Authority

JUNE, 1985

AREA AND ITS CHARACTERISTIC:

The area under reference is bounded by Mehrauli Badarpur Road and Mehrauli Mahipalpur Road in the North, railway line from Delhi to Mathura in the East, National Highway No. 8 in the West and Delhi Haryana border in the South, measures about 17,000 Hects.

Based upon the topographical features of the area it is noted that out of 17,000 Hects. about 40% i.e. 7,000 Hects is rocky and cannot be gainfully and economically used for the urban development activities like residential, commercial industrial etc.

The balance area of about 10,000 Hects. is characterized by the following settlements and activities.

- 21 Nos. of rural settlements namely Lal Kuan, Deoli, Khanpur, Maidan Garhi, Neb Sarai, Rajpur Khurd, Chatterpur, Satbari, Fatehpur Beri, Bhati, Sultanpur, Chandanhula, Malikpur Kohi, Rangpuri, Rajokri, Ghatorni, Aya Nagar, Junapur, Gadaipur, Dera Mandi and Saiduljaib
- Resettlement Colonies 2 Nos.-Tigri & Tigri Extension.
- Unauthorised colonies 8 Nos. namely Khanpur Extension, Bara Mohalla Khanpur, Raju Park, Bihari Park, Jawahar Park, Krishna Park, Saiduljab Extn; Chandu Park.

Important Defence installations namely:

- Indian Tibitian Border Security Force, Defence Air Force Installations, Aya Nagar Transmitting

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and Radar Station etc.

- Bhatti Mines.

- Stone Quarrying at Lal Kuan and Rajokri

- Historical monuments.

- Sainik Farms

- Other approved/unapproved farm houses

- Brick-Kilns in the public as well as private sector.

- Unused vacant land liable to be encroached upon of the order of about 6000 hecets.



ALTERNATIVE DEVELOPMENT STRATEGIES:

A close look of the area and its characteristics reveal that the area under reference is being authorised/unauthorisedly put to various kinds of uses both in the public and private sector. If left as it is in the hands of private sector, then by the turn of the century this would grow into an agglomeration of all kinds of development in an unplanned manner and would reach to a stage from where the reversal would be an impracticability. Therefore, in order to save the land from encroachments, it is very much desirable to study various development strategies which can be considered for the area. The possible alternative strategies for the development of the area could be as under:-

Strategy No.1 - To develop the area based on the proposals envisaged in the Master Plan and its modified version.

Strategy No.2 - To develop the area based on the existing norms of residential development in the Master Plan.

Strategy No.3 - To develop the area as a SPECIAL AREA based on the concept of residential farm houses to keep the complex green.

Outlines of these three strategies have been given in this part of the paper.

STRATEGY NO:1 - To develop the area based on the proposals envisaged in the Master Plans and its modified version.

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In the Master Plan of Delhi and its modified draft version, it is proposed to keep the entire area of 17000 hect. as green. In the last 2½ decades, we are not able to implement this proposal and a substantial area has already been converted into authorised and unauthorised residential and other uses developed by the public and private bodies. In this area, besides 21 urban villages and extensions, 2 resettlement colonies, 8 unauthorised colonies, other installations have also been installed; thereby, consuming a land to the order of about 4000 hect.

If the area under reference is left without any development and development controls, then the complex is likely to be encroached completely upon by the end of the century. The other alternative can be, to acquire the entire area and develop it as a green by public agency, namely - the DDA, which would mean the acquisition of 6000 hect. of land @ Rs. 20/- per sq.mt. and its development into a green area @ of Rs. 10.0 per sq.mt. i.e. it would involve a total expenditure of (Rs. 120 crores + Rs. 60 crores), Rs. 180 crores. Making available such a vast sum for the development of green area is not feasible, and therefore, this concept would no longer hold valid in the present context of economy and we may not be able to develop the area, as green.



STRATEGY NO.2: To develop the area based on the existing norms of residential development in the Master Plan.

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On this basis, in 6000 hect. there will be 15 lakh population at the rate of a gross density of 250 persons per hect. For 15 lakh population, which will make a metropolitan city, there will be a necessity of 6 colleges, each in 4 hect., 6 general hospitals each in 6 hect. one police line in 12 hect., one University Centre in 40 hect., 6 district centres each in 12 hect. and district park, playground, open spaces in 300 hect.

Facilities are required at the zonal level too, in terms of 30 community centres @ each for 50,000 population; 60 dispensaries each for 255000 population; 200 higher secondary schools each for 7500 population, 300 primary schools each for 5000 population, 100 community halls each for 15000 population, zonal parks in an area 300 to 500 hect.

At the local level, local shopping centres will be planned and developed each @ one for 15000 and convenient shopping centres each @ 5000 population. Besides this, tot-lots at suitable locations will be developed and likewise, dhalaos, garbage depots, tree-guards, queue shelters etc. There will be few bus depots and bus terminals etc.

To accommodate 15 lakh population an area of 6000 hect. has to be acquired and developed. Cost of acquisition and development @ Rs. 120/- per sq.mt. will be Rs. 720 crores. After development,

3 lakh dwelling units will also have to be constructed in public and private sector. Taking an average cost of construction of Rs. 50,000 per house, a total amount of Rs. 1500 crores is required. As such, total cost of the project of acquisition, development and construction will be Rs. 2220 Crores, besides cost of construction of various public & semi-public facilities.

For a population of 15 lakh, @ 70 gallons per day per capita, 10.5 mgd. water is required and accordingly, sewage disposal to the extent of 8.4 mgd. For a population of 15 lakh, there will be a requirement of 30mw. of electricity @ 20 kw. per capita.

Development of the Complex at the cost of Rs. 2220 crore in the present day economy seems to be impractical proposition not only in terms of financial resources, but making availability of services to this extent and to keep the ecological balance in order.

STRATEGY NO. 3: To develop the area as a SPECIAL AREA based on the concept of residential farm houses to keep the complex green.  
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The strategy is based on the following considerations:

- The area will retain its green character.
- Future encroachments are reduced to the minimum;
- Area is developed in a planned manner may be with the help of private sector;

### Planning of 6000 hecets.

For the planning of 6,000 hect. which is the main part for discussion, plans should be prepared in a scale of 1:2000, following the special zoning regulations:-

- Minimum size of a plot - 2,000 sq.mt.
- Maximum ground coverage - 40% subject to an upper limit of 400 sq.mt. whichever is less.
- Maximum height of the main building - 5 mt.
- Maximum height of servant quarter block - 3 mt.
- Maximum no. of servant quarters - 4 each with an area of 20 sq.m. max.
- Basement equivalent to the size of ground floor coverage only below it.
- Use of basement will be for storage and services of the building.
- Mezzanine to the extent of 25% coverage of the ground floor, but within the height of 5 mt.
- Minimum rear and side set backs - 5.0 mt.
- Minimum front set back = 7.5 mt.
- Compulsorily tree plantation on all sides in the set backs.
- Balance of the plot will be used for the purpose of gardening, horticulture and agricultural activities.
- Till trunk, sewer and water lines are not laid individuals

would arrange supply of water and disposal of sewage themselves, with the help of tube well and septic tank.

Based on the above principles of residential farm houses,

tentative land use pattern will emerge as under:-

Land use	Area in Hect.	%age
- Residential	3780*	63
- Commercial	120	2
- Work Centres	300	5
- Public & Semi-public buildings	600	10
- District park, playground & open spaces.	300	5
- Circulation	900	15
Total	6000	100

\*Note: In 10% of the total residential area, group housing

will be permitted to bring a balance and aesthetical development.

This would result in a maximum ground coverage of the order of 378 hect. and a building bulk of the order of 37.8 lakh sq.mt.

This will cover only 6% and 94% may remain as a green.

For the Complex, the entire planning will be done by DDA, but execution may be shared by private sector.

## 2. Fiscal Policy for the Complex:

Fiscal policy has been laid down for the development of 6,000 hect. of land, which is proposed to be developed on the

- District park, playground & open spaces.

- Circulation

- Work Centres

- Public & Semi-public buildings

- Residential

- District park, playground & open spaces.

- Circulation

- Work Centres

- Public & Semi-public buildings

- Residential

- District park, playground & open spaces.

concept of residential farm houses. There can be following two alternatives:-

- The entire exercise of acquisition of land, its development disposal of allotment of alternative plots is undertaken by DDA with their own funds, or with a assistance from the government.
- The entire exercise of acquisition of land, its development, disposal and allotment of alternative plots is undertaken by DDA, but with the help of private sector. It means that private sector will be involved in the acquisition of land, planning, development as well as in construction of houses, public and semi-public buildings and commercial complexes. Details regarding involvement of private sector, terms and conditions, different type of agreements, break up of funds in public and private sector has been given in the next part of the paper.

In the first alternative, if the entire area of 6200 hect. is acquired and developed by DDA, then the total cost of the project will be to the order of 425 crores. If the anticipated period of development is taken to be as 10 years, then an average expenditure of Rs.42.5 crores shall have to be incurred by DDA. Experiences of the last 2 decades have shown that to incur an expenditure of Rs.42.5 crores per annum for development does not work out to be a reality.

In the second alternative, out of the total expenditure of Rs.425 crores, 1/3rd may be spent by DDA and the balance by private sector.

Involvement of Private Sector:

Involvement of private sector may be encouraged in this 6,000 hect. of land, mostly which would be used for plotted development based on farm house concept and only 10% for the construction of group housing as pointed out earlier. Boundary of 6,000 hect. will be marked by City Planning Wing of DDA after conducting proper surveys in a scale of 1:2000. Once the boundary of 6,000 hect. is imarked on the plan, then permission to develop and construct to private sector will be decided by the DDA.

Before involvement of private sector, details have to be worked out and finalised on the following points:-

- Application form;
- Bank Guarantee form;
- Agreement between the DDA, the party (colonizer) and the purchaser i.e. Tripartite agreement.
- Conveyance Deed, lease deed etc.

Details regarding system of development, agreement between the parties, proportionate payment to be made by the colonizer, price of disposal of plots, socio-economic mix, share of profit and time schedule has to be worked out after discussion at various levels. For this, some details have been given under:-

- Minimum size of plot to be permitted to a party (colonizer)

for the construction of a group housing should be 4 hect. while for plotted development 20 hect.

- The party should be capable to develop the land as per norms and specifications to be fixed by the DDA. The party should be able to give a bank guarantee to the extent of 25% of the total cost of the project.
- The party will submit an application to the DDA in terms of clarifying ownership of land, capacity of development and construction, tentative layout plan of the colony alongwith building designs and his financial ability.
- Internal development of the area will be done by the party (colonizer). This will include the followings:-  
Levelling, dressing, laying of water, sewer, electric lines, construction of storm water drains, roads, and service roads, development of plots for parks, playgrounds, open spaces and community facilities.
- Proportionate cost of peripheral development means roads, water lines, sewer lines and drains will be paid by the party (colonizer) to the DDA.
- Proportionate cost of 50% of trunk infrastructure, including Master Plan roads will also be paid by the party (colonizer) to the DDA/Delhi Admn.
- 20% of the cost of construction of various buildings of

of community facilities viz. - schools, dispensaries, dharmas, milk booths, telephone booths, taxi stands, bus queue shelters, by the party (colonizer) to the DDA.

- Proportionate cost of 50% of the cost of horticulture work of the zone in which the area is situated.
- Maintenance of services and roads including scavenging, and collection of garbage and its disposal for a period of 5 years after getting a completion certificate by the party (colonizer) from the DDA.
- Payment of deficiency charges (if any, to the local bodies, namely - Water Supply & Sewage Disposal Undertaking, DESU, General Wing or MCD, by the party (colonizer).

The party (colonizer) will submit detail layout plans in a scale of 1:1000, showing circulation, layout of roads, landscaping features, layout plan of services, phasing of development and construction, detailed drawing and specifications of street furniture and a report explaining the economics of the project.

Pricing of the disposable plots will be worked out in such a way that the party gets a gross profit of 25% or a net profit of 15%, whichever is more.



CONCLUSIONS

--: 38 --

- i) There is an imperative need for the development of the complex of 17000 hecets otherwise mostly it will be ever-reached upon. Location has been shown in the map.
- ii) The area is to be developed for:
  - a) Largely recreational uses,
  - b) Redevelopment of existing settlemtns/installations.
  - c) Utilisation of available 6,000 Hecets. of land based on the concept of farm houses, with a minimum size of plot of 2000 Sq. mt.
  - d) Participation of private sector in the development activities is inevitable.
  - e) The area if developed for recreational uses and based on farm house concept would retain its character as green and would also be conductive from environmental point of view.

No. Subject: Establishment of a Monitoring Unit in the  
4 Perspective - Planning Wing of the DDA.  
(Dir.(PP)/86-A/346).

P R E C I S

In the rapidly changing socio-economic conditions in the Metropolitan Cities of the developing countries, no long range Master Plan can be implemented as it is. It requires regular monitoring to make it responsive to the socio-economic, physical and other changes taking place in the City.

2. The Master Plan for Delhi promulgated in 1962 did not have a built-in system of monitoring. In the extensive revisions proposed in the Master Plan for Delhi i.e. in the Draft Master Plan for Delhi - Perspective 2001, it has been suggested that:

- a) Important indicators of physical and socio-economic change to be monitored at five years interval.
- b) The physical development programmes to be monitored suitably at one year, five year intervals or mid-term. (Refer background note prepared on the subject 'Urban Discipline and Plan Monitoring').

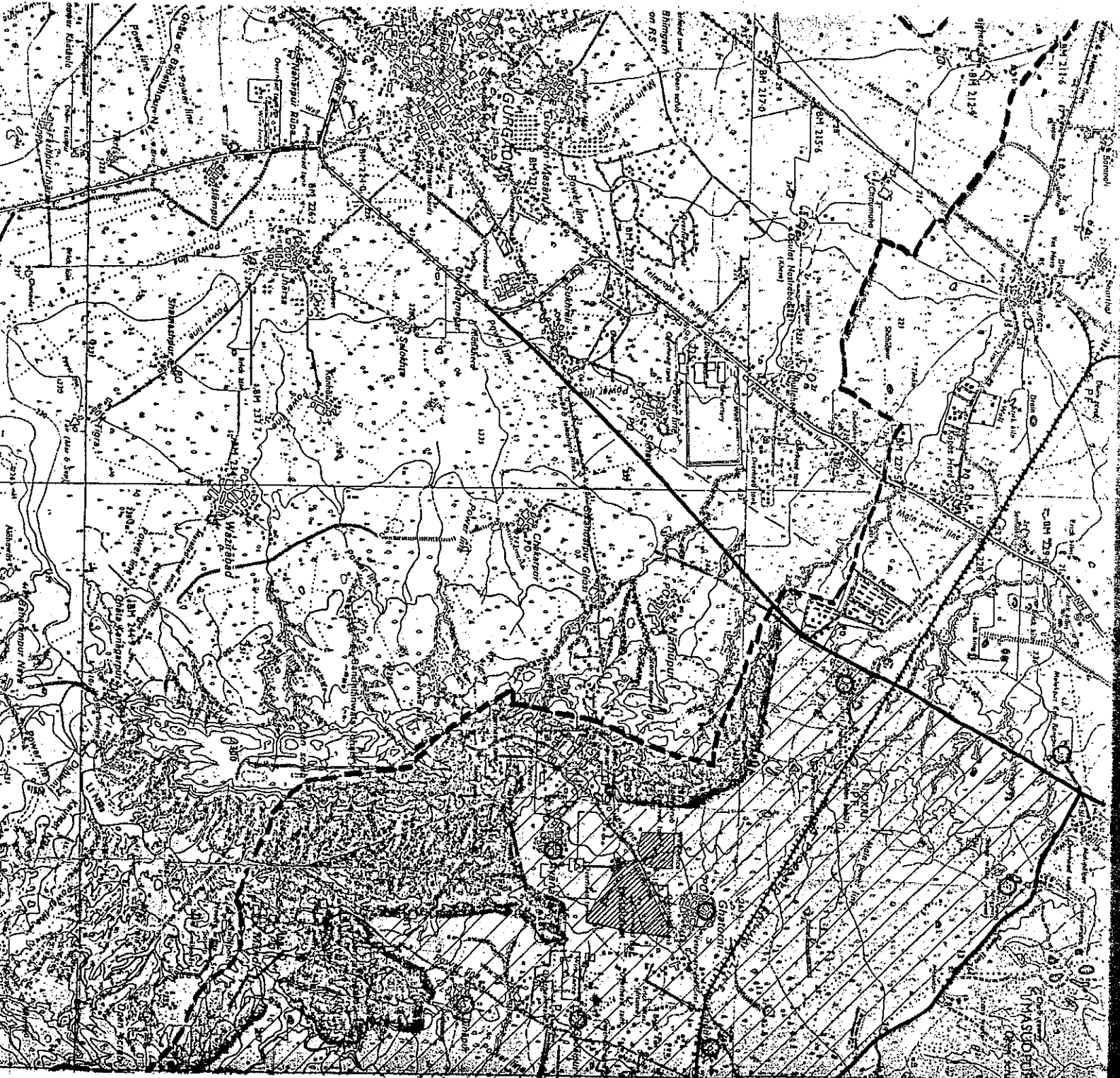
3. Although, the finalisation of the Draft Master Plan for Delhi - Perspective 2001 may take sometime, considering the importance of the subject, the proposal is for establishment of a monitoring unit, prior to the approval of the plan.

RESOLUTION

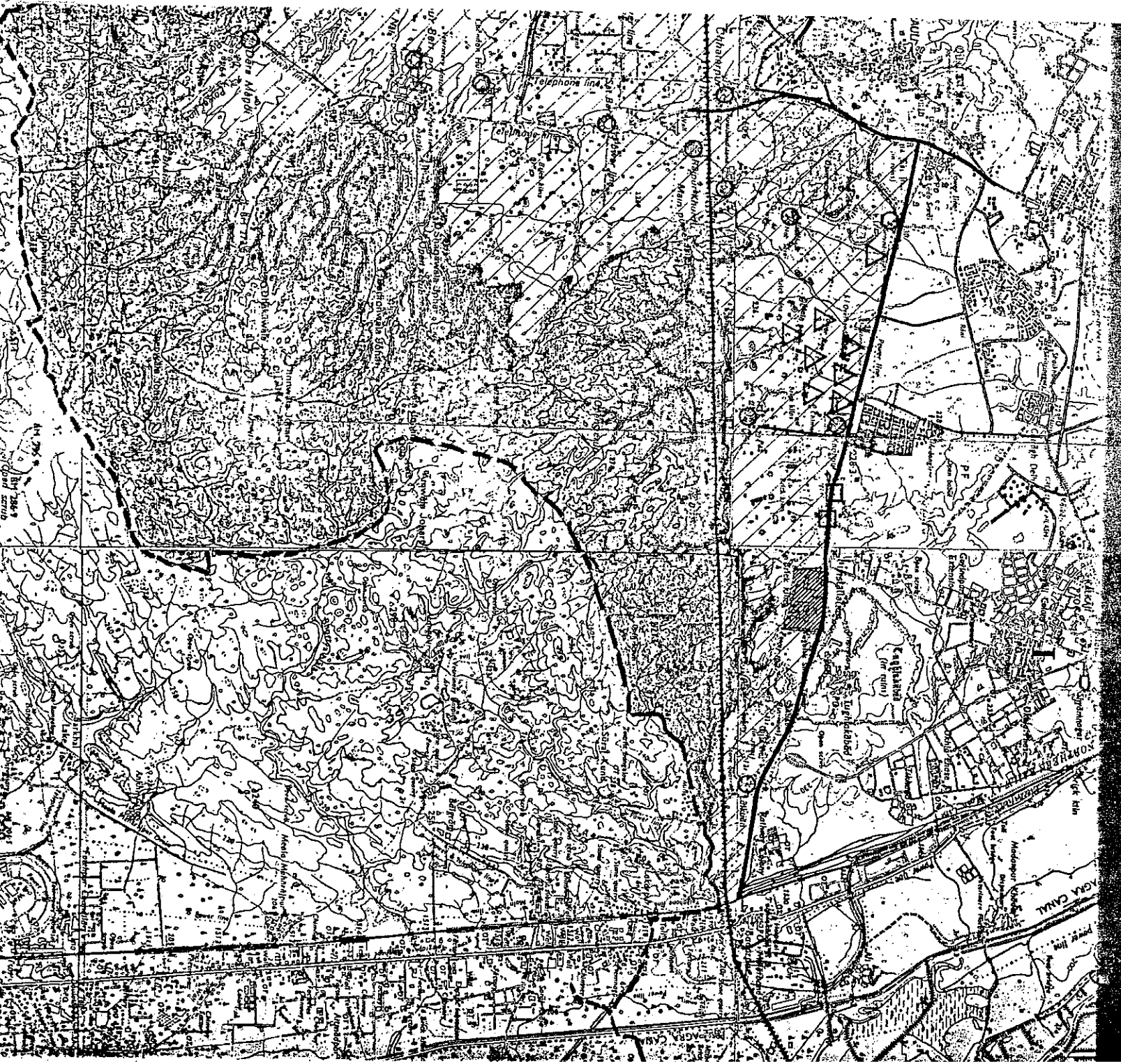
The agenda item was discussed. The Tata Consultancy Services are engaged in the organisational studies of the D.D.A. The issue of establishing a Monitoring Unit in the Perspective Planning Wing of the D.D.A. can also be studied by the consultancy firm and then a decision can be reached in the matter.

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AREA SOUTH OF WARRIUM VILLAGE



AREA SOUTH OF WARRIUM VILLAGE



APPENDIX 'C' TO ITEM NO. 4

BACKGROUND NOTE.

URBAN DISCIPLINE AND PLAN MONITORING

BACKGROUND

India, a developing country is passing through a critical period when most of the settlements specially the urban are undergoing a socio-economic transformation. The changes are so fast that no fixed long range frame is possible of implementation. In fact to judge a city against the fixed frame prepared two decades earlier would not be justified and in such case most of the unintended growth could not be considered undesirable as well. Even the long range development plans prepared in the developed countries with much better management need modifications during the period of implementation.

Delhi Plan in fact was never meant to be implemented as a fixed frame. It stated that a reasonably long range plan was necessary in order to give a proper perspective and to be implemented with constant review to enable timely assessment and modifications. As a system for monitoring was not built into the implementation frame, the plan lacked to respond sufficiently and timely to the emerging socio-economic and other forces causing major unintended growth. The examples are:

UNAUTHORISED COLONIES

Soon after the enforcement of the Master Plan, a situation arose when large scale acquisition and development of land started, making more and more areas accessible; the availability of sites/plots could not be matched with the need/demand, the families could not wait for the supply; and there was already an existing case of regularisation of 110 unauthorised colonies alongwith the enforcement of the Master Plan in 1962.

Unauthorised colonies

Year	No. of authorised colonies.	Remarks
1960-62	110	Regularised.
1970-75	68	Regularised.
1975-82	607	Being Regularised.

Source: Perspective Planning Wing, DDA Project Report Unauthorised Colonies.

At this stage an effective monitoring system was needed to immediately respond to the situation. The responses could be one or more of the following (i) allotment of partially developed plots with permission to construct houses on them (ii) to increase the revolving fund and to have concerted effort for land acquisition and (iii) shift in the development and disposal of land policy.

In the absence of the scientific analysis of the subject, the effort has all along been only to regularise these unauthorised colonies which has further given impetus to the unintended growth. A well monitored and analysed response could check or at least reduce the unintended developments.

#### SQUATTER SETTLEMENTS

Because of a number of forces acting within and outside the territory concerned, the migration to Delhi has been continually increasing in the past two decades, the economically ill equipped migrant families did not have the capacity even to buy the smallest house/plot offered by the city nor they had the capacity to pay rent for the cheap-est dwelling available. The surveys in 1961, 1966 and 1971, indicated growing trends of squatter population.

#### Growth of Squatter Families

Sl.No.	Year	No. of Squatter Families	Families Resettled	Total Nos.
1.	1951	12,749	-	12,749
2.	1956	22,415	-	22,415
3.	1961	42,815	-	42,815
4.	1966	42,668	34,925	77,693
5.	1971	62,594	34,925	97,519
6.	1973	98,438	52,864	1,51,302
7.	1976-77	20,000	1,94,684	2,14,684
8.	1980	70,000	1,97,684	2,67,684
9.	1984	1,13,000	2,00,000	3,13,000

\*Approximate.

Source: Perspective Planning Wing DDA, Project report resettlement colonies.



In response to this, large scale development of urban settlements to resettle such a population were taken up. But it needed to be matching and synchronised which would have been possible through effective scientific monitoring. More indepth analysis should have brought out alternative responses possibly (i) the concept of security of tenure and (ii) upgrading strategy and (iii) reservation of areas for squatting. Studies of third world housing reveal that the problem of squatting in metropolitan cities are so acute that for any reasonable comprehension of this, it should be constantly monitored.

#### INFORMAL SECTOR IN TRADE AND SERVICES

From 1962 onwards since the time of Master Plan enforcement informal sector in trade and services has been growing continually. The survey conducted by the Perspective Planning Wing of the DDA, indicate more than 45% of the trading units in the city working without roof.

##### Trade & Commerce Establishments

S.No.	Establishments	Number	Percentage
1.	Wholesale and Retail trade (with roof)	95,000	51.97
2.	Retail Trade (without roof)	82,740	45.26
3.	Other Establishments	5,059	2.77
4.	Total	1,82,799	100.00

Source: Perspective Planning Wing DDA, Seminar Paper on Employment.

It would be unreasonable to expect from an unemployed/under employed migrant from a rural area to have sufficient monetary means to buy a shop in a metropolis. A study conducted by Town & Country Planning Organisation in 1971 revealed the growing presence of this sector. Because of informal sector and petty trading existing in Delhi the study concluded that (i) shopping standards be increased to three times the one proposed in the Master Plan and (ii) one third of the shops be provided in the informal sector.

In general these conclusions are accepted and more shops are being provided but considering the scale of the problem the response is unmatched. The spirit of informal sector is still lost somewhere in obscurity-all commercial land/space as per government policy should be auctioned and policy continues to be the same - it is a case of lack of realisation of the economic forces to bring forward the possible alternative to check the unitending growth.

#### INDUSTRY NON-CONFORMING USE

Increasing size of the metropolis is continually creating conditions for small scale experimental enterprises. The city of Delhi has entrepreneurial environment for modern need based industries like electronics. In time there has been immediate shotups of export items like garments, entrepreneurs are with small investments. This gives rise to industrial clusters and a number of small industries working in residential and other areas as mixed as.

The problem has been felt but not fully monitored. The minimum plot size has been reduced to cater to the need; there has been increasing number of industries allowed as household. But the measure are not fully responsive; these are delayed, limited and unequal. In the present system of plan implementation more than this could not be expected. Only effective monitoring system could have revealed other solutions-probably (i) small industrial estates with large number of small industrial plots and (ii) major modifications in the landuse and zoning regulations of the present plan.

#### UNRELATED TRAFFIC NETWORK

Oil price hike of Seventies and the energy crisis have effected the use of transportation modes by the city population. Most of the squatters and the informal sector find cycle- the individual transport-serve their needs better. Thus proportionally cycle trip have remained appreciable in spite of increasing trip length and the scooter trips have been on the increase.

The road sections have not responded to the modes they are catering to. There is nothing to measure changes which are constantly taking place in the traffic and transportation to respond to.

Please refer to the Annexure 'Unintended Development-Monitoring to Respond - Diagnose

#### MASTER PLAN FOR DELHI PERSPECTIVE 2001 -EXTRACTS

Plan monitoring has two main objectives;

- (i) The socio-economic and functional efficiency of the performance of human settlements has to be monitored and

evaluated so that changes required to improve the quality of life could be identified and put into action through the appropriate measures.

(ii) The Plan should be continuously made responsive to the emerging socio-economic forces.

To achieve this object there should be monitoring system in the plan implementation framework. There is reasonable possibility of arresting the unintended developments taking place in the city through effective monitoring. This is based on the following proposition:

(i) No long range urban development plan can be implemented as it is.

(ii) The plan should be responsive to the happenings and emerging socio-economic and other forces during the plan implementation period.

(iii) Time lags between the happenings and the emerging socio-economic forces and the plan responses create accentuating conditions of unintended growth.

(iv) The responsive plan to check the unintended growth needs a scientific monitoring frame.

Monitoring frame is required for: (i) to evaluate the achievement of physical targets prescribed in the plan, and (ii) identification of physical and socio-economic change in the city to review the plan policies.

There could be a very large number of aspects in case of physical targets to judge the performance of various sectors. For systematic and precise working, physical targets for some selected aspects have been given in the table at page 118 of Gazette Notification.

The following would be the indicators of physical and socio-economic changes to be monitored periodically at 5 years interval.



(1) Demographic

- (a) Population size - Urban and Rural  
Population distribution in relation to holding capacity.
- (b) Age Sex structure
- (c) Density Pattern
- (d) Household size
- (e) Rate of Migration
- (f) Identification of areas causing migration.

LANDUSE

Wind-shield survey and Landuse survey analysis.

HOUSING

Housholds in different types of housing-squatters, unauthorised, resettlement, General group housing, employer housing, slum rehousing, individual plotted housing, villages and traditional areas.

With socio-economic characteristics of Slum and squatter settlements.

Person per room and rooms per household.

Households with essential Services.

TRANSPORT

Percentage trips by public (Modal split).

Cost of using and operating different modes.

Passenger capacity and distance travelled by public transport per year in relation to population.

ENVIRONMENTAL NUISANCES

- (a) Air Pollution
- (b) Water Pollution
- (c) Noise
- (d) Economic aspects

Distribution of households by income.

Distribution of households by consumption expenditure

Employment

Participation rate

Employment in different sectors

Average number of employees per industrial unit.

Industry

Growth of different types of industrial units.

Construction

Value added by construction sector to G.N.P.

Building materials availability

By Type-Residential, commercial and public buildings.

Land Tenure & Costs.

Land Values, Prices, rents, taxes.

Land cost as per cent of total housing cost.

#### SOCIAL INFRASTRUCTURE

Health

Mortality rate and infant mortality rate

Access of population to safe drinking water.

Health services availability in beds 1,000 population

Geographical balance

Access to regular sewerage

Access to low cost sanitation. Removal of solid waste per capita.

Education

Number and capacity of educational institutions at different level.

Police & Fire:

Distribution of police and fire services

Recreational & Socio-cultural facilities

Number and capacity of various facilities:

(i) Play fields

(ii) Stadium

(iii) Swimming Pools

(iv) Theatres

(v) Museum

(vi) Libraries

#### NATURAL DISASTERS

Floods intensity, areas affected, population.

Any other natural disaster.

#### Monitoring Unit:


Major part of data for which physical targets and indicators should be collected from the secondary sources. A monitoring unit should be created which would be responsible for collection of primary and secondary data, its analysis and bringing the important changes to the notice of the authority comprehensively once in a year. Standard formats shall have to be worked out by this unit for the purpose of meaningful comparison and to monitor change.

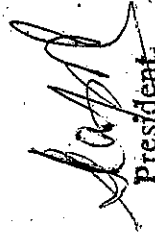
(A copy each of Gazette extra ordinary continuing draft Master Plan for Delhi perspective 2001 and a special issue of Delhi Vikas Varta on Delhi-2001 are also enclosed for reference).

## Unintended Developments-Monitoring to Respond-Diagnose

Monitoring Aspects	Happenings, findings- socio-economic forces	Possible response -diagnoses	Observations
Unintended developments	1	2	3
1. Unauthorised Colonies	Increasing accessibility to new areas; non-affordability of families for fully developed plots and houses; regularisation process already accepted.	Supply and permission of construction on partially developed sites; higher revolving fund and acquisition efforts, shift in land policy.	Limited response only to regularise unauthorised acts promote the unintended growth.
2. Squatter settlement	Continually increasing migration of the poor. Surveys of 1961-66-71 indicate fast growth of squatter families. Economic capacity below the smallest plot house offered.	Large scale developments of urban poor settlements, security of tenure and up-grading actions; possible reservation for squattling.	Large scale development of resettlement schemes, unmatched and unsynchronised to the need.
3. Informal Sector	Limited capacity of formal sector to absorb. Migrants seek economic improvements in the informal sector. T.C.P.O. Surveys reports conclude change in Master Plan shopping standards.	Recognition of informal sector as part of city economy, complete change in the Master Plan shopping Standards.	Change in shopping standards generally accepted but provision is adhoc. Informal though accepted not catered in the commercial land disposal policy.

Monitoring Aspects	Happenings, findings- socio-economic forces	Possible responses diagnoses	Observations
Unintended developments	1	2	3
4. Non-conforming industries	Metropolis with increasing economic environment for small skilled, and some export oriented industries. Most entrepreneurs small ill afford to wait for a regular site.	small industrial estates with large number of small industrial plots; modifi- cation in industrial use zone regulations and a comprehensive mixed use policy.	The minimum plot size was reduced, certain types of industries permitted in residential areas but the measures absolutely inadequate, large number still remains non-conforming.
5. Unrelated Traffic	Oil price hike, energy crises, fast increasing cycles, scooters, squatters and informal sector depend appreciably on cycle mode	Sep- rate cycle routes, scooter lanes, planning of informal sector related to cycle routes, parking to relate to vehicles propensity.	Road section unrelated to cyclists, pedestrians scooterists movements; possible higher capacities of the existing R/Ways.

  
Secretary,  
Advisory Council,  
Delhi Development Authority

  
President,  
Advisory Council,  
Delhi Development Authority

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council  
of the Delhi Development Authority held on Thursday the  
12th Feb., 1987 at 10.00 A.M. at Raj Niwas, Delhi.

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I N D E X

Sl. No.	Item No.	Subject	Page No.
1.	1	Confirmation of the minutes of the meeting held on 22nd March, 1986.	1
2.	2	Action taken note on the items decided by the Advisory Council of the Delhi Development Authority, in its meeting held on 22.3.1986. (File No. F.2(3)/87-M.C.).	2
3.	3.	Proposed policy frame work for the development of the area in the south of Present Urban Limits of Delhi A New concept of green. (File No. Fr.1(2)/85-Dir.(CP).	3
4.	4	'Mini Master Plan' Integrated Development of Urban and Rural Villages of Delhi.	22
5.	5	To consider any other Item/Matter with the permission of the Chair.	37

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## DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Advisory Council of the Delhi Development Authority held on Thursday, the 12th February, 1987 at 10.00 A.M. at Raj Niwas, Delhi.

### PRESENT

#### PRESIDENT

1. AVM H.L. Kapoor,  
Lt. Governor, Delhi.

#### MEMBERS (NON-OFFICIAL)

2. Smt. Sunderwati Naval Prabhakar,  
Member, Lok Sabha,
3. Shri S.C. Vats,
4. Smt. Vimal Nagi,
5. Shri Daljeet Singh.
6. Shri Hari Chand Verma,  
Member, M.C.D.
7. Shri Sri Kishan Sharma,  
Member, M.C.D.
8. Shri Abjit Singh Gulati,  
Deputy Chairman,  
Water Supply & Sewerage Disposal Committee.
9. Shri Narain Singh,  
Chairman,  
Delhi Electric Supply Committee.

#### MEMBERS (OFFICIAL)

10. Shri Om Kumar,  
Vice-Chairman, D.D.A.
11. Shri E.F.N. Rebeiro,  
Chief Planner, T.C.P.O.
12. Shri K.M. Savastian,  
Director General, Defence Land Cantt.,  
Ministry of Defence, West Block-4,  
Sector-1, R.K. Puram, New Delhi.

#### SECRETARY

13. Miss Janak Juneja.

#### ALSO PRESENT

14. Shri B.A. Swami,  
Engineer-in-Chief (Water),  
Water Supply & Sewerage Disposal,  
Link House, New Delhi.
15. Shri B.B. Nanda,  
Chief Engineer, M.C.D.
16. Shri S. Panchapakesan,  
Finance Member, D.D.A.

17. Shri V.S. Murti,  
Engineer Member, D.D.A.
18. Shri G.K. Bhattacharya,  
Commissioner (Housing), D.D.A.
19. Shri R.G. Gupta,  
Director(CP), D.D.A.
20. Shri J.C. Gambhir,  
Director (PP), D.D.A.
21. Shri S.C. Gupta,  
Director (DC&B), D.D.A.
22. Shri D.D. Mathur,  
Town Planner, M.C.D.
23. Shri S.C. Nayar,  
Asstt. Director,  
Central Electricity Authority.
24. Shri J.R. Rajan,  
Dy. Secretary-I, D.D.A.

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Item No.      Subject: Confirmation of the minutes of the  
1                      meeting held on 22.3.1986.

The minutes of the meeting of the Advisory Council of Delhi Development Authority held on 22.3.1986 were confirmed.

However, it was pointed out by S/Shri S.C. Vats and Narain Singh that in the last meeting of the Advisory Council held on 22.3.1986 it was decided that two non-official members of the Advisory Council shall be co-opted on the Screening Board which is holding its deliberations on the revision of Master Plan. It was pointed out that as per rules regarding constitutions of the Screening Board, two members of the Advisory Council could be co-opted and accordingly Smt. Sunderwati Naval Prabhakar, M.P. and Sh. E.F.N. Rebeiro, Chief Planner, TCPO have been co-opted on the Screening Board. It was decided that the President may consider the question of co-option of two non-official members of the Advisory Council on the Screening Board.



NO. 2  
SUB: ACTION TAKEN NOTE ON THE ITEMS DECIDED BY THE  
ADVISORY COUNCIL OF THE DELHI DEVELOPMENT  
AUTHORITY, IN ITS MEETING HELD ON 22.3.86.  
A.12.2.87. File No. F2(3)/87-MC.

P R E C I S

S.No.	Item No.	Date of meeting	Subject and Resolution
1.	2.	3.	4.

1.	2.	22.3.86	Planning and implementation of various projects on the bank of river Yamuna - a scheme to check pollution.
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RESOLUTION

The Council considered the agenda item pertaining to the problem of pollution in river Yamuna, the causes and extents thereof and the proposal of remedial action as suggested in the report prepared by the High Power Committee appointed by the Lt. Governor, Delhi on 5.9.84. The Council took note of the scheme and adopted the report for the detailed consideration by the Delhi Development Authority.

ACTION TAKEN

Director (CP) informed that as per the advice of the Advisory Council the matter is being placed before the Authority for detailed consideration.

2.	4.	22.3.86	Establishment of a Monitoring Unit in the Perspective Planning Wing of D.D.A.
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RESOLUTION

The agenda item was discussed. The Tata Consultancy Services are engaged in the organisational studies of the DDA. The issue of establishing a Monitoring Unit in the Perspective Planning Wing of the DDA can also be studied by the Consultancy Firm and then a decision can be reached in the matter.

ACTION TAKEN

The Tata Consultancy have submitted a report entitled "Organisation. Renewal Studies". In the report of organisation structure they have suggested a unit of Joint Director survey and monitoring to take up the job of socio-economic and other surveys and monitor the changes in the city and in the pattern of population growth and development. The same is under consideration.

RESOLUTION

i) Item No. 2 of the meeting held on 22.3.1986.

-: 2-a :-

Subject: Planning and implementation of various  
of various projects on the bank of river  
Yamuna -- a scheme to check pollution.

The Council took note of the action taken that the report prepared by the High Powered Committee appointed by the L.G. on 5.9.84 to go into the question of problem of pollution in river Yamuna, the causes and extents thereof and proposal of remedial action will be placed before the Authority for detailed consideration. The Council also took note of the delay in placing the matter before the Authority. It was decided that in future whenever any action is required to be taken on any Resolution of the Council, the same should be initiated in anticipation of confirmation of the minutes.

ii) Subject: Establishment of a Monitoring Unit in the Perspective Planning Wing of DDA.

The Council took note of the action taken.

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No. 3  
A.12.2.87. Subject: Proposed policy frame work for the development of the area in the south of Present Urban Limits of Delhi- A new concept of green File No. Fr 1(2)85-Dir(CP).

P R E C I S

The Advisory Council of the DDA in its meeting on 22.3.86 considered the proposed policy framework for the development of the area in the south of present urban limits of Delhi. Details given in Appendix 'A'  
Page No. 7 to 21.

In the south of 1981 urban limits of Delhi, there is 17,000 hec. of land bounded by railway line from Delhi to Mathura in the east and diverted to National Highway No. 8 in the west. Based on the topographical features, 7000 hect. of land is rocky and cannot be used for the purpose of urban development.

The balance 10,000 hec. can be divided into following two categories :

- 4000 hect. of land is occupied by 21 rural settlements, 8 unauthorised colonies, 2 Resettlement colonies, various defence instalations, stone quarries at Lal Kuan and Rajokri, historical monuments, Sanik Farms and other approved/unapproved farm houses etc.
- 6000 hect. of land is vacant and likely to be encroached upon, if not used for planned development, proper purposes.

2. This report is concerned with alternative strategies for the development of 6000 hect. of land. For this following three strategies have been discussed :

Strategy No. 1 - To develop the entire area as green based on the concept as envisaged in the first and second Master Plan. This strategy will cost Rs. 180 crores in the acquisition of land as well as in development of green areas.

Strategy No. 2 - To develop the entire area of 6,000 hect. on the concept of other areas developed in Delhi, for example Rohini. This strategy will cost Rs. 2220 crore and will be against ecological balance.

Strategy No. 3 - To develop this 6,000 hect. of land as a SPECIAL AREA, based on the concept of residential farm houses to keep the entire complex green. This strategy will cost Rs. 425 crore with a break-up of 145 crore by Development Authority and Rs. 280 crore by private sector.

3. For planning of 6,000 hect. of land, it is proposed to take action on the following points : -

a) Special Zoning Regulations :

- Minimum size of a plot - 2000 sq. mtr.
- Maximum ground coverage - 10% subject to an upper limit of 400 sq.mtr. whichever is less.
- Maximum height of the main building - 5 mtr.
- Maximum height of servant quarter block - 3 mtr.
- Maximum no. of servant quarters - 4 each with an area of 20 sq.mtr. max.
- Basement equivalent to the size of ground floor coverage only below it
- Use of basement will be for storages and services of the building.
- Mezzanine to the extent of 25% coverage of the ground floor, but within the height of 5 mtr.
- Minimum rear and side set backs - 5.0 mtr.
- Minimum front set back - 7.5 mtr.
- Compulsorily tree plantation on all sides in the set backs.
- Balance of the plot will be used for the purpose of gardening, horticulture and agricultural activities.
- Till trunk, sewer and water lines are not laid, individuals would arrange supply of water and disposal of sewage themselves, with the help of tubewell and septic tank.

b) Based on the above concept, out of 6,000 hect., total ground coverage will be 378 hect. i.e. only 4%.

c) Fiscal Policy - for this, following two alternatives are proposed :-

- The entire exercise of acquisition of land, its development, disposal or allotment of alternative plots is undertaken by DDA with their own funds, or with a

assistance from the government.

- The entire exercise of acquisition of land, its development of alternative plots is undertaken by DDA, but with the help of private sector. It means that private sector will be involved in the acquisition of land, planning, development as well as in construction of houses, public and semi-public buildings and commercial complexes.

In the first alternative, the cost of acquisition and development will be Rs. 425 crore while in the second, the total expenditure can be split up with a break-up of 1/3rd by DDA and the balance by private sector.

4. Conclusions :

- i) There is an imperative need for the development of the complex of 17000 hecets. Otherwise most of it will be encroached upon.
- ii) The area is to be developed for :
  - a) Largely recreational uses.
  - b) Redevelopment of existing settlements/installations.
  - c) Utilisation of available 6000 hect. of land based on farm house concept would retain its character as green and would also be conducive from environmental point of view.

5. The decision of the Advisory Council.

The Council deliberated on the various aspects of the problem as posted in the agenda item. It was felt that the issues involved deserved deeper consideration from all relevant angles. The members may give further thought to the problem and may offer suggestions so as to take care of the issues thrown up in them.

In pursuance to the above, all the members were requested to send their suggestions on the subject. In response, the suggestions have been received from Shri Abjit Singh Gulati, Dy. Chairman, Water Supply & Sewage Disposal Undertaking and Sh. K.T. Gurumukhi, Town & Country Planner, TCBO, Ministry of Urban Development. Shri Gulati, vide his letter no. Dy. Ch/DWS&SDC/86/283 dt. 13.5.86 has suggested that part of land may be allotted to various cooperative House Building Societies and the balance should be reserved by DDA by planting eucalyptus trees which after 6 - 7 years could be revised for some planned purpose.

Shri K.T. Gurimukhi of TCPO has suggested that out of total 17,000 Ha of land, 6000 hect. of land which is unused and vacant be considered for redevelopment for 10 lakh population, alongwith necessary facilities in continuity to existing urban area. The TCPO have not favoured development of this particular land for farm houses.

Perspective Plan Proposals for the area under Ref :

As per the PDP Delhi-2001 the area is earmarked mainly for Regional Parks ( the area under the ridge ) and rural land use (agricultural farm house ). However, the existing developments towards south of Mehrauli Badarpur Road have been incorporated in the plan (e.g. Defence Installation) resettlement colonies, Khanpur Sainik farms, sports complex etc. ....).

Conceptual Plan Delhi-2001, DUAC :

According to the conceptual plan Delhi-2001 prepared by the Expert Group set up by the DUAC, the extension of the city in the South is undesirable and it is intended to conserve the area under the ridge. However, the plan is silent about the development of the land which does not form part of the ridge and as such maintains the status quo.

The item is placed before the Advisory Council for further consideration.

RESOLUTION

The Council deliberated on the various aspects of the item as detailed in the agenda item. It was further informed that Delhi Admp. has constituted survey teams under the charge of SDMs to carry out the survey of vacant lands in the south of Present Urban Limits of Delhi. The survey work is expected to be completed by the end of Feb., 87. It was decided that since the land has already been notified under section 4 & 6 of the Land Acquisition Act for the Planned Development of Delhi, the acquisition process be completed. The development of green and forest area as envisaged in strategy No. 1 to the extent feasible was considered advisable.

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-7-

APPENDIX 1 TO ITEM NO. 3

Proposed Policy frame work for the  
Development of the area  
"South of Present Urban Limits of Delhi"

A New Concept of Green

City Planning Wing  
Delhi Development Authority

JUNE, 1985



## AREA AND ITS CHARACTERISTICS

The area under reference is bounded by Mehrauli Badarpur Road and Mehrauli Mahipalpur Road in the North, railway line from Delhi to Mathura in the East, National Highway No. 8 in the West and Delhi Haryana border in the South, measures about 17,000 Hects.

Based upon the topographical features of the area it is noted that out of 17,000 Hects. about 40% i.e. 7,000 Hects is rocky and cannot be gainfully and economically used for the urban development activities like residential, commercial industrial etc.

The balance area of about 10,000 Hects. is characterized by the following settlements and activities.

- 21 Nos. of rural settlements namely Lal Kuan, Deoli, Khanpur, Maidan Garhi, Neb Sarai, Rajpur Khurd, Chhattarpur, Satbari, Fatehpur Beri, Bhati, Sultanpur, Chandanhula, Malikpur Kohi, Rangpuri, Rajokri, Ghatoni, Aya Nagar, Junapur, Gadaipur, Dera Mandi and Saiduljab

- Resettlement Colonies 2 Nos. - Tigri & Tigri Extension.

- Unauthorised colonies 8 Nos. namely Khanpur Extension.

- Para Mohalla 10 Nos. Raju Park, Bihari Park, Javahan Park, Krishna Park, Saiduljab Extn; Chandu

- Park, etc. for urban activities like residential, commercial

Important Defence installations namely:

- Indian Exhibition, Border Security Force, Defence Air Force Installations, Aya Nagar Transmitting

Station, etc.

- 21 Nos. of rural settlements namely Lal Kuan, Deoli, Khanpur, Maidan Garhi, Neb Sarai, Rajpur Khurd, Chhattarpur, Satbari, Fatehpur Beri, Bhati, Sultanpur, Chandanhula, Malikpur Kohi, Rangpuri, Rajokri, Ghatoni, Aya Nagar, Junapur, Gadaipur, Dera Mandi and Saiduljab

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- Para Mohalla 10 Nos. Raju Park, Bihari Park, Javahan Park, Krishna Park, Saiduljab Extn; Chandu

- Park, etc. for urban activities like residential, commercial



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and Radar Station etc.

- Bhatti Mines.

- Stone Quarrying at Lal Kuan and Rajokri

- Historical monuments.

- Sainik Farms

- Other approved/unapproved farm houses

- Brick-Kilns in the public as well as private sector.

- Unused vacant land liable to be encroached upon of the  
order of about 4000 hectares.

ALTERNATIVE DEVELOPMENT STRATEGIES:

A close look of the area and its characteristics reveal that the area under reference is being authorised/unauthorisedly put to various kinds of uses both in the public and private sector. If left as it is in the hands of private sector, then by the turn of the century this would grow into an agglomeration of all kinds of development in an unplanned manner and would reach to a stage from where the reversal would be an impracticability. Therefore, in order to save the land from encroachments, it is very much desirable to study various development strategies which can be considered for the area. The possible alternative strategies for the development of the area could be as under:-

Strategy No.1 - To develop the area based on the proposals envisaged in the Master Plan and its modified version.

Strategy No.2 - To develop the area based on the existing norms of residential development in the Master Plan.

Strategy No.3 - To develop the area as a SPECIAL AREA based on the concept of residential farm houses to keep the complex green.

Outlines of these three strategies have been given in this part of the paper.

Therefore, in order to save the land from encroachments, it is very much desirable to study various development strategies which can be considered for the area. The possible alternative strategies for the development of the area could be as under:-

Strategy No.1 - To develop the area based on the

proposals envisaged in the Master Plan and its modified

version.

Strategy No.2 - To develop the area based on the existing

norms of residential development in the Master Plan.

Strategy No.3 - To develop the area as a SPECIAL AREA

based on the concept of residential farm houses to keep the

STRATEGY NO:1 - To develop the area based on the proposals envisaged in the Master Plans and its modified version.

In the Master Plan of Delhi and its modified draft version, it is proposed to keep the entire area of 17000 hect. as green. In the last 2½ decades, we are not able to implement this proposal and a substantial area has already been converted into authorised and unauthorised residential and other uses developed by the public and private bodies. In this area, besides 21 urban villages and extensions, 2 resettlement colonies, 8 unauthorised colonies, other installations have also been installed; thereby, consuming a land to the order of about 4000 hect.

If the area under reference is left without any development and development controls, then the complex is likely to be encroached completely upon by the end of the century. The other alternative can be, to acquire the entire area and develop it as a green by public agency, namely - the DDA, which would mean the acquisition of 6000 hect. of land @ Rs. 20/- per sq.mt. and its development into a green area @ of Rs. 10.0 per sq.mt. i.e. it would involve a total expenditure of (Rs. 120 crores + Rs. 60 crores), Rs. 180 crores. Making available such a vast sum for the development of a green area is not feasible, and therefore, this concept would no longer hold valid in the present context of economy and we may not be able to develop the area, as green.

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crores. Making available such a vast sum for the development of a

green area is not feasible, and therefore, this concept would no

longer hold valid in the present context of economy and we may

STRATEGY NO.2: To develop the area based on the existing norms of residential development in the Master Plan.

On this basis, in 6000 hect. there will be 15 lakh population at the rate of a gross density of 250 persons per hect. For 15 lakh population, which will make a metropolitan city, there will be a necessity of 6 colleges, each in 4 hect., 6 general hospitals each in 6 hect., one police line in 12 hect., one University Centre in 40 hect., 6 district centres each in 12 hect. and district park, playgrounds, open spaces in 300 hect.

Facilities are required at the zonal level too, in terms of 30 community centres @ each for 50,000 population; 60 dispensaries each for 250,000 population; 200 higher secondary schools each for 7500 population, 300 primary schools each for 5000 population, 100 community halls each for 15000 population, zonal parks in an area 300 to 500 hect.

At the local level, local shopping centres will be planned and developed each @ one for 15000 and convenient shopping centres each @ 5000 population. Besides this, tot-lots at suitable locations will be developed and likewise, dhalaos, garbage depots, tree-guards, queue shelters etc. There will be few bus depots and bus terminals etc.

To accommodate 15 lakh population an area of 6000 hect. has to be acquired and developed. Cost of acquisition and development @ Rs. 120/- per sq.mt. will be Rs. 720 crores. After development,

3 lakh dwelling units will also have to be constructed in public and private sector. Taking an average cost of construction of Rs. 50,000 per house, a total amount of Rs. 1500 crores is required. As such, total cost of the project of acquisition, development and construction will be Rs. 2220 Crores, besides cost of construction of various public & semi-public facilities.

For a population of 15 lakh, @ 70 gallons per day per capita, 10.5 mgd. water is required and accordingly, sewage disposal to the extent of 8.4 mgd. For a population of 15 lakh, there will be a requirement of 30mw. of electricity @ 20 kw. per capita.

Development of the Complex at the cost of Rs. 2220 crore in the present day economy seems to be impractical proposition not only in terms of financial resources, but making availability of services to this extent and to keep the ecological balance in order.

STRATEGY NO. 3: To develop the area as a SPECIAL AREA based on the concept of residential farm houses to keep the complex green.

The strategy is based on the following considerations:

- The area will retain its green character.
- Future encroachments are reduced to the minimum;
- Area is developed in a planned manner may be with the help of private sector;

### Planning of 6000 hec.

For the planning of 6,000 hect. which is the main part for discussion, plans should be prepared in a scale of 1:2000, following the special zoning regulations:-

- Minimum size of a plot - 2,000 sq.mt.
- Maximum ground coverage - 10% subject to an upper limit of 400 sq.mt. whichever is less.
- Maximum height of the main building - 5 mt.
- Maximum height of servant quarter block - 3 mt.
- Maximum no. of servant quarters - 4 each with an area of 20 sq.m. max.
- Basement equivalent to the size of ground floor coverage only below it.
- Use of basement will be for storage and services of the building.
- Mezzanine to the extent of 25% coverage of the ground floor, but within the height of 5 mt.
- Minimum rear and side set backs - 5.0 mt.
- Minimum front set back = 7.5 mt.
- Compulsorily tree plantation on all sides in the set backs.
- Balance of the plot will be used for the purpose of gardening, horticulture and agricultural activities.
- Till trunk, sewer and water lines are not laid individuals

would arrange supply of water and disposal of sewage themselves, with the help of tube well and septic tank.

Based on the above principles of residential farm houses, tentative land use pattern will emerge as under:-

Land use	Area in Hect.	%age
- Residential	3780*	63
- Commercial	120	2
- Work Centres	330	5
- Public & Semi-public buildings	600	10
- District park, playground & open spaces	300	5
- Circulation	900	15
Total	6000	100

\*Note: In 10% of the total residential area, group housing will be permitted to bring a balance and aesthetical development.

This would result in a maximum ground coverage of the order of 378 hect. and a building bulk of the order of 37.8 lakh sq.mt.

This will cover only 6% and 94% may remain as a green.

For the Complex, the entire planning will be done by DDA, but execution may be shared by private sector.

## 2. Fiscal Policy for the Complex:

Fiscal policy has been laid down for the development of 6,000 hect. of land, which is proposed to be developed on the

concept of residential farm houses. There can be following two alternatives:-

- The entire exercise of acquisition of land, its development, disposal of allotment of alternative plots is undertaken by DDA with their own funds, or with a assistance from the government.
- The entire exercise of acquisition of land, its development, disposal and allotment of alternative plots is undertaken by DDA, but with the help of private sector. It means that private sector will be involved in the acquisition of land, planning, development as well as in construction of houses, public and semi-public buildings and commercial complexes. Details regarding involvement of private sector, terms and conditions, different type of agreements, break up of funds in public and private sector has been given in the next part of the paper.

In the first alternative, if the entire area of 6000 hect. is acquired and developed by DDA, then the total cost of the project will be to the order of 425 crores. If the anticipated period of development is taken to be as 10 years, then an average expenditure of Rs.42.5 crores shall have to be incurred by DDA. Experiences of the last 2½ decades have shown that to incur an expenditure of Rs.42.5 crores per annum for development does not work out to be a reality.

In the second alternative, out of the total expenditure of Rs.425 crores, 1/3rd may be spent by DDA and the balance by private sector.



Involvement of Private Sector:

Involvement of private sector may be encouraged in this 6,000 hect. of land, mostly which would be used for plotted development based on farm house concept and only 10% for the construction of group housing as pointed out earlier. Boundary of 6,000 hect. will be marked by City Planning Wing of DDA after conducting proper surveys in a scale of 1:2000. Once the boundary of 6,000 hect. is marked on the plan, then permission to develop and construct to private sector will be decided by the DDA. Before involvement of private sector, details have to be worked out and finalised on the following points:-

- Application form;
- Bank Guarantee form;
- Agreement between the DDA, the party (colonizer) and the purchaser i.e. Tripartite agreement.
- Conveyance Deed, lease deed etc.

Details regarding system of development, agreement between the parties, proportionate payment to be made by the colonizer, price of disposal of plots, socio-economic mix, share of profit and time schedule has to be worked out after discussion at various levels. For this, some details have been given under:-

- Minimum size of plot to be permitted to a party (colonizer)

for the construction of a group housing should be 4 hect. while for plotted development 20 hect.

- The party should be capable to develop the land as per norms and specifications to be fixed by the DDA. The party should be able to give a bank guarantee to the extent of 25% of the total cost of the project.
- The party will submit an application to the DDA in terms of clarifying ownership of land, capacity of development and construction, tentative layout plan of the colony alongwith building designs and his financial ability.
- Internal development of the area will be done by the party (colonizer). This will include the followings:-  
    Levelling, dressing, laying of water, sewer, electric lines, construction of storm water drains, roads, and service roads, development of plots for parks, playgrounds, open spaces and community facilities.
- Proportionate cost of peripheral development means roads, water lines, sewer lines and drains will be paid by the party (colonizer) to the DDA.
- Proportionate cost of 50% of trunk infrastructure, including Master Plan roads will also be paid by the party (colonizer) to the DDA/Delhi Admn.
- ~~20% of the cost of construction of various buildings of~~

of community facilities viz. - schools, dispensaries, dhalans, milk booths, telephone booths, taxi stands, bus stops, shelters, by the party (colonizer) to the ODA.

- Proportionate cost of 50% of the cost of horticulture work of the zone in which the area is situated.
- Maintenance of services and roads including scavenging, and collection of garbage and its disposal for a period of 5 years after getting a completion certificate by the party (colonizer) from the ODA.
- Payment of deficiency charges (if any) to the local bodies, namely - Water Supply & Sewage Disposal Undertaking, DESU, General Wing or MCD, by the party (colonizer).

The party (colonizer) will submit detail layout plans in a scale of 1:1000, showing circulation, layout of roads, landscaping features, layout plan of services, phasing of development and construction, detailed drawing and specifications of street furniture and a report explaining the economics of the project.

Pricing of the disposable plots will be worked out in such a way that the party gets a gross profit of 25% or a net profit of 15%, whichever is more.

### CONCLUSIONS

- i) There is an imperative need for the development of the complex of 17000 hecets otherwise mostly it will be ever-reached upon. Location has been shown in the map.
- ii) The area is to be developed for:
  - a) Largely recreational uses,
  - b) Redevelopment of existing settlemtns/installations.
  - c) Utilisation of available 6,500 Hecets. of land based on the concept of farm houses, with a minimum size of plot of 2000 Sq. mt.
  - d) Participation of private sector in the development activities is inevitable.
  - e) The area if developed for recreational uses and based on farm house concept would retain its character as green and would also be conductive from environmental point of view.

No.

4

A.12.2.67.

MINI MASTER PLAN

Integrated Development of Urban and Rural  
Villages of Delhi

PREFACE

Initially all the settlements are rural, but slowly, they are converted into urban settlements due to socio-economic changes and transformations in the society. These changes and transformations are more in a super metropolitan city, than in a metropolitan city and other urban centres. At present, in Delhi, there are 369 settlements with a break-up of 111 urban villages and 258 rural village. Number of urban villages is increasing and by the end of the century may increase to 160, and accordingly, number of rural villages will decrease to 209.

Since the inception of the first Master Plan of Delhi, in the 60's, development of urban villages has been undertaken by DDA. Upto 1975, an amount of about Rs. 3.0 crore was spent in the development of urban villages falling within the jurisdiction of DDA. This amount was collected by DDA by adding and spreading it in the cost of development of residential plots and charging from the allottees to whom allotments were made.

In late 70's, Central Govt. took a view and asked DDA/MCD to submit a project report for the development of urban villages, so that quality of life in villages is improved. DDA/MCD, through Delhi Admn. submitted a project report for the development of 96 urban villages to the Ministry of Works & Housing, who, on 24th June, 1983, approved a scheme with a total cost of Rs. 20.67 crores, with a break up of Rs. 18.17 crores as a grant from the Central Govt. and Rs. 2.5 crores as 'Village Cess' to be collected by the DDA from the disposal of residential plots under the scheme of Large Scale Acquisition, Development & Disposal of Land.

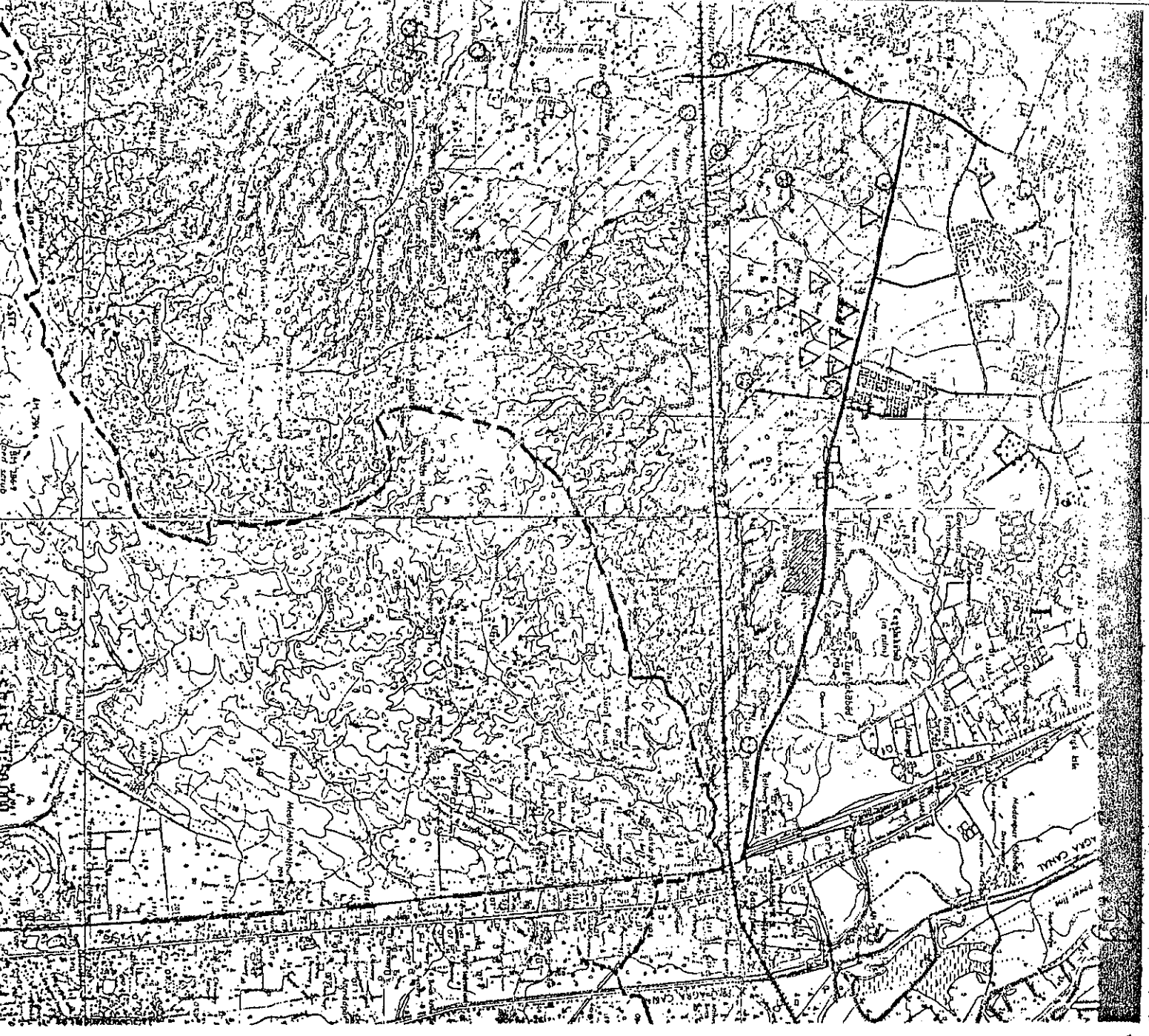
DDA & MCD developed abadis, constructed roads, laid water lines, sewer lines, constructed drains and developed plots for community facilities in most of the urban villages.



AREA SOUTH OF WHEELING VENTURE



OR WHEELING RAILROAD ROAD



by spending an amount of about Rs. 15 crores till March 1985, but still a lot of work has yet to be completed.

DAA and MCD are preparing a revised project report for the development of those urban villages (52 in numbers) which were not included in the earlier project report, as well as to complete the development of 96 urban villages. It is expected that for this, an additional amount of Rs. 40 crores is required, for which a modified project report will be submitted to the Ministry of Works and Housing, separately.

So far, no adequate attention has been paid for the physical development of 258 rural villages with a present population of about 4.5 lakhs in terms of their internal development, construction of roads, laying of water and sewer lines, construction of community facilities namely-- schools, dispensaries, panchayat ghars etc. Water Supply & Sewage Disposal Undertaking clarified that in almost all the villages, they have provided potable water but only at the rate of 15 gallons per day per capita. This quantity of water which is at present 7.25 mgd for rural areas has to be augmented to 18 mgd upto the end of the century; and likewise arrangements have to be made for the disposal of sewage, may be on the basis of 'pour flush' system or otherwise. For the proper drainage of village, Flood Dept., Delhi Admn. has also given a brief which has been included in the project report.

Due to inadequate development of rural villages, a sizeable population is migrating to Urban Delhi after selling their lands to outsiders, who are putting noxious and nuisance industries and ware-houses, the result being that the environment in these villages is being polluted. It is important to note, that unauthorised, uncontrolled and unintended construction on the periphery of many of the villages is going on a large scale. This can be controlled upto some extent if a proper physical development of these villages is done by a Development Authority, keeping into consideration the perspective plan at least for a period of 20 years.

In the project report, it has been tried to evaluate physical targets and financial inputs for different types of activities namely-laying of internal water and sewer lines construction of roads and drains, electrification of villages, construction of community facilities viz. schools, dispensaries, hospitals, veterinary centres, technical institutes, panchayat ghars etc. on the periphery of growth centres and growth points, A proposal has also been formulated for the construction of shopping centres, development of industrial estates and construction of group housing for the needs of the villages, so that they get proper jobs, then and there, and do not decide to migrate from their native place to urban Delhi or elsewhere. The idea of the entire exercise is to improve the environment i.e. quality of life of rural villages by providing necessary amenities, facilities, infrastructure and means of communication.

Total amount required for the internal development as well as for trunk infrastructure and roads including drainage is Rs. 320 crores. For this, in the report, it is proposed to request the Central Govt. for a grant of Rs.50 crores. Simultaneously, it has also been proposed to ask a loan of Rs.70 crores from HUDCO for the construction of group housing, redevelopment of abadis and other similar activities.

Some of the estimates are tentative as the Group was not able to collect the amount required for the construction of major roads connecting various villages, augmentation of water supply etc. but based on experiences and logic, the blanks have been completed.

However, the report is complete in many respects and will prove useful to various departments of Delhi Admn., Water Supply & Sewage Disposal Undtg., and D.D.A. The Group also recommended that extracts of the report should be made part of the modified draft Master Plan of Delhi-2001.



The report will be submitted to Delhi Admn. and then to Central Govt. for approval and if accepted, then work of acquisition of land, development and construction will be undertaken by D.D.A. WS & SJU, MCD, DESU, Flood Dept., Delhi Admn. Directorate of Education, Directorate of Health and other departments of Delhi Admn. according to their jurisdictions and functions.

In the end the Group wants to acknowledge the efforts and cooperation extended by various officers of different organisations, specially DDA who provided secretarial services and made expenditure for the printing and binding of the Report.

Sd/-  
( R.G. GUPTA )  
Director (City Plg.)  
and Director T&T Plg. D.D.A.

Sd/-  
( D.C. MISRA )  
Development Commissioner  
Delhi Admn.

Members of the working group

1. Shri [Name] Chairman  
Development Commissioner  
Delhi Admn.
2. Shri M. C. Verma, Member  
Secretary(Planning)  
Delhi Admn.
3. Shri B. P. Misra, "  
Secretary and Director of Industries  
Delhi Admn.
4. Shri R. S. Sethi, "  
Dy. Commissioner, Delhi
5. Chief Engineer(Planning), DESU. "
6. Dy. Commissioner, "  
Water Supply & Sewage Disposal  
Undertaking.
7. Shri R. G. Gupta, "  
Director, City Plg. & Director  
Traffic & Transportation Planning  
Delhi Development Authority
8. Shri S. M. S. Chaudhry, "  
Jt. Secretary, P. W. D. Delhi Admn.
9. Shri Rakesh Behari, "  
A. D. M. (Development), Delhi. Member Secy.

Officers who attended various meetings of the Group :

Delhi

1. Shri D.C.Misra, Development Commissioner,
2. Shri M.C.Verma, Secretary-Planning,
3. Shri B.P.Misra, Secretary & Director of Industries.
4. Shri Vivek Rao, Jt. Secretary-Planning,
5. Shri O.P.Kumra, Chief Engineer, Flood & Irrigation,
6. Shri S.M.S. Chaudhary, Jt. Secretary LSG & PWD
7. Shri L.D. Gupta, A.D.M. Revenue,
8. Shri V.C.Jain, Executive Engineer(Flood & Irrigation),
9. Shri Bhagwan Das. Jt. Director of Education,
10. Mrs. K.Gidwani, Addl. Dir. Health,
11. Shri Manmohan Narain, Jt. Dir. Industries.
12. Shri Vijay Kumar, Research, Officer, Planning,
13. Shri Kundan Lal, Asstt. Dir. Technical Education,
14. Shri T.A.Ansari, Sr.M.O.(H.C.), Director of Health,
15. Mrs. S.Sen, C.M.O., Director of Health,
16. Shri J.K.Vidyarathi, Ad.(Plg.),
17. Shri S.K.Puri, Forest Officer,
18. L.N.Meena, Asstt. Dir.(Plg.),
19. Shri G.S. Talwar, Asstt. Development Commissioner
20. Shri Prashadi Lal, Research Officer, Plg.

M.C.D.

21. Shri Mitter Singh, S.E.
22. Shri J.P.Gupta, S.E.W.S. & S.D.U.
23. Shri I.J.Sharma, E.E.
24. Shri J.P.Anand, E.E.
25. Shri M.L. Razdan, E.E.
26. Shri Jagdish Chander, E.E., DESU
27. Shri D.K.Jain, E.E.
28. Shri A.P.Sethi, J.T.P.
29. Shri K.M. Agarwal, Asst. Town Planner

D.D.A.

30. Shri R.G.Gupta, Director, City Plg.
31. Shri Anil Barai, Dy. Director, City Plg.
32. Shri U.D.Pandey, Asstt. Director, City Plg.

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### Summary of Recommendation & Observation

1. The Administrator of Union Territory of Delhi in September 1984 constituted a small Working Group for the preparation of a Mini Master Plan for Integrated Development of Urban & Rural Villages over the next 20-25 years under the chairmanship of Development Commissioner along with Secretary (Plg.), Delhi Admn., Director of Industries, Delhi Admn; Dy. Commissioner, Delhi; Dy. Commissioner, Incharge of Rural Area, MCD; Chief Engineer(Plg.), DESU, Dy Commissioner, WS&SDU; Director (CP), DDA; Jt. Secretary, P.W.D. Delhi Admn. as members and Additional District Magistrate(Dev.) as Member Secy. The Group met seven times and worked for 8 to 9 months.

2. There were 111 urban villages and 258 rural villages as per the 1981 census. Day by day number of urban villages is increasing and correspondingly number of rural villages is decreasing. It is expected that by the end of the century, number of urban villages may increase to 160 and rural villages will reduce to 209.

In the project report prepared by the Group, the figure of 1981 census has been kept i.e. 111 urban villages and 258 rural villages.

3. Out of 258 settlements, there are two large centres namely -Narela & Najafgarh; 27 census towns, 17 deserted villages and 17 have been amalgamated in the present urban limits of Delhi. Out of 27 census towns, 4 have been taken as growth centres along with 11 other growth centres. In the project report, details have been given only of 195 rural settlements with a break-up of-

- 15 growth centres.
- 33 growth points
- 147 basic villages

In the project report prepared by the Group, estimates have not been given about the development works of two large centres, 23 census towns, 17 deserted villages and 17 villages which have been amalgamated in the present urban limits of Delhi.

4. The Group very strongly recommended that system of Lal Dora should be abolished from Union Territory of Delhi and Municipal Building Bye-laws should be applicable to all the settlements whether urban or rural. It means that there should be no building activity in any of urban villages without getting the plans sanctioned from a competent Authority i.e. DDA or MCD.

5. Type of facilities and amenities proposed for growth centres, growth points and basic villages are based on catchment area, potentiality of development and population of villages. Each growth-centre will have facilities of primary, secondary & tertiary level while growth points will have facilities of primary and secondary level and the basic villages only of primary level.

6. Policy about industrialisation in rural villages has been proposed after-taking into consideration a comprehensive case study of Village Peeran Garhi, industrialisation policy formulated by Delhi Admn; and proposals as envisaged in the draft modified Master Plan 2001. On this basis type of industries permitted in different types of centres namely growth centres, growth points and basic villages have been spelt out in the Project Report.

The Group recommended the following policy for industrialisation in rural villages-

Household industries may be permitted in residential areas with a restriction of man, horse power, type of trades and parking problems.



Non nuisance type of industries may be shifted in the pockets on the village periphery after proper development.

Nuisance or noxious type of industries may be shifted in developed industrial areas of the DDA, subject to the other conditions stipulated in the Master Plan.

7. It is proposed to have industrial estates each of 10 hect. in growth centres, industrial estates each of 5 hect. in growth points and industrial pockets each of 0.5 hect in each basic village.

It is also proposed to construct 10% of the permissible floor area in all the industrial estates and pockets taking an FAR of 60.

For the acquisition and development of land for various industrial estates and pockets an amount of Rs.1360 lakh is required.

For the construction of 10% of industrial estates in various industrial areas at a cost of construction of Rs.1000/- per sq.mt., an amount of Rs.2330 lakh is required.

8. Provisions of public and semi-public facilities, viz. educational, medical, recreational; social security, and social justice have been dealt with in the project report.

In educational facilities, a provision has been made for the construction of 165 nursery-cum-primary schools, 25 middle schools, 21 higher secondary schools, 15 colleges and 5 I.T.I.'s. To accommodate all these facilities an area of 284.4 hect. is required with a cost of acquisition, development and construction of Rs.2229 lakh.

9. Medical facilities-Four 100-bedded hospitals have been proposed in growth centres, 13 primary health centres and 16 primary sub-health centres in growth points. For the construction of four 100-bedded hospitals, 13 primary health centres and 16 primary sub-centres in a total area of 37 hect., an amount of Rs.1141 lakh is required.

10. Social Security The group proposed the construction of 15 police stations, one in each growth centre at a cost of Rs.60 lakh each and 33 police posts, one in each growth point at a cost of Rs.10 lakh each. These police stations and police posts will require 21.6 hect. of land for the development and construction of police stations and police

post, an amount of Rs. 75.6 lakh-Rs.1230 lakh-Rs.1305lakh is required.

ii. Social Justice: In terms of social justice, the Group proposed for renovation or construction of 195 Panchyat Ghars each at the cost of Rs.4 lakh. These Panchayat Ghars can be constructed in a total amount of Rs.780 lakh.

It is also proposed to construct 195 TV centres each @ Rs.1.0 lakh. Total cost of constuction of TV Centres will be Rs. 195 lakh.

12. Provisions for the development of 500 hect. has been kept for residential purpose. Part of it will be used for the construction of 10000 DUs with a break-up of 3000 of EWS, 4000 of LIG and 3000 of MIG. Total cost of development of 500 hect. of land will be Rs.1500 lakh. An amount of Rs. 3000 lakh is required for the construction of 10,000DUs.

Details of the housing scheme for harijans and landless has also been given in the Project Report.

13. A proposal has been formulated for development of parks, each of 2 hect. in 15 growth centres, each of one hect. in 33 growth points and each of 0.5 hect. in 147 basic villages. For the development of 137 hect. of land for parks, playgrounds and open space, a total amount of Rs. 411 lakh is required.

14. It is proposed to develop and construct 15 district centres each of 4 hect; in growth centres, 33 community centre each of 2 hect. in growth points and 147 local shopping centres each of 0.4 hect. in basic villages.

For the development of all commercial centres an area of 185 hect. is required. For the acquisition and development of 185 hect. of land, an amount of Rs. 740 lakh is needed.

It is also proposed to construct 10% of permissible floor area in all the different types of commercial centres based on 100 FAR. For the construction of 1.15 lakh sq.mt. floor area @ Rs. 1000 per sq.mt. an amount of Rs. 1825 lakh is required. As such total amount required for this sector is Rs. 2590 lakh.

15. Present water supply is of the order of 7.25 mgd at the rate of 15 gallons per day per capita. Potable water supply is available in all the rural villages but at a reduced rate of supply. The Group recommended very strongly that provision should be made to supply water @ 30 gallon per day per capita, and for this total water requirements is 18 mgd. For the augmentation of water supply, an amount of Rs. 15 crore has been kept.

16. Very few rural villages may have sewerage system. It is very difficult, rather impossible, to have an integrated sewerage system for all villages; as such, it is proposed to have individual system on the basis of 'pour flush' or 'Sulabh Sauchalya'

It is proposed to have flush 'Latrines' for 80% of the families i.e. for 96000 families. Taking an average cost of construction of 'pour flush' latrine Rs. 2000, a total amount Rs. 19.2 crores is required. An additional amount of Rs. 5.8 crores has been kept for the villages which can be connected with existing or proposed sewerage treatment plants.

17. Flood Deptt. Delhi Admn. has given an estimate of Rs. 163.19 lakh for the 11 schemes to check floods in

rural areas of Delhi. Flood Deptt. Delhi Admn has also desired to keep an amount of Rs. 10 crore for the drainage of the remaining rural areas, as such, a total provision of Rs. 11.64 crore has been kept.

18. DESU has asked to make a provision of Rs.60 crore for electification of not only of village abadis, but of new activities namely-industrial estates, commercial centres, group housing, all the public and semi-public buildings.

19. For the widening and improvement of roads to connect different villages, an amount of Rs.20 crore has been kept in the project report.

20. Total cost of the project of development of 15 growth centres, 33 growth points and 147 basic villages is Rs. 31729 lakh with a break-up of Rs.2349 lakh for acquisition 3365 lakh for internal development, Rs.1000 lakh for environmental improvement and redevelopment of abadis. Rs. 1850 lakh for construction of commercial centres. Rs. 2375 lakh for industrial estates. Rs. 3000 lakh for group housing, Rs. 4671 lakh for construction of buildings of various communities facilities and Rs. 13164 lakh for laying of trunk services and construction of roads.

21. The entire work has been divided into two parts, namely acquisition of land, internal development, environmental and redevelopment of Abadis, construction of commercial centres. industrial estates and group housing to be carried out by DDA while laying of trunk services, roads and buildings of community facilities is to done by Delhi Admn. and M.C.D. The share of DDA is Rs. 13894 lakh (43%) and the balance of Rs. 17835 lakh (56%) of Delhi Admn. and M.C.D.

22. It is proposed to ask a loan of Rs.50 crore and a grant of Rs.50 crore from Central Govt. It is also proposed to ask a loan of Rs.70 crore from Housing and Urban Development Corpn. Balance amount will be raised through collections from beneficiaries.

#### RESOLUTION

The Council considered the proposal as contained in the agenda item. It was felt that the

report of the Working Group constituted by the Administrator of Union Territory of Delhi in September, 84 for the preparation of a Mini Master Plan for integrated development of Urban and Rural Villages over the next 20-25 years has far reaching implications and, therefore, it be entrusted to a Sub-Group to study the impact and implications of the report before it is considered in detail by the Advisory Council. The constitution of the Sub-Group will be as follows:-

1. Shri Narain Singh, Chairman, Delhi Electric Supply Committee.
2. Shri S.C. Vats, Member, Metropolitan Council.
3. Shri S.C. Gupta, Director (DC&B), D.D.A.
4. Shri B.B. Nanda, Chief Engineer, M.C.D.
5. Shri R.G. Gupta, Director (CP), D.D.A.

....

No. 5 Subject: To consider any other Item/Matter with  
the permission of the Chair.

A.12.2.1987.

Shri S.C. Vats suggested that there should be a Central Anti-Encroachment Cell which should be functional and operative under the supervision, control and orders of the Administrator, Union Territory of Delhi. This Anti-Encroachment Cell should be backed by mobile teams and will be responsible to prevent encroachment and to take action against the encroachment in the entire Union Territory of Delhi. The Council adopted the suggestion.

The meeting ended with a vote of thanks to the Chair.

.....

सचिव  
SECRETARY  
दिल्ली विकास प्राधिकरण  
Delhi Development Authority

प्रधान,  
सुसामान्य परिषद,  
आर.डी.ओ. कार्यालय

**DELHI DEVELOPMENT AUTHORITY  
(SECRETARY'S OFFICE)**

.....

List of agenda items for the meeting of the Advisory  
Council of D.D.A. to be held on 16.10.92 at 11.30 A.M. at  
Vikas Sadan, New Delhi.

I N D E X

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## DELHI DEVELOPMENT AUTHORITY

CONFIDENTIAL

Minutes of the meeting of the Advisory Council of Delhi Development Authority, held on 16.10.92 at 11.30 A.M. at Vikas Sadan.

The following were present :

### PRESIDENT

1. Shri P.K. Dave,  
Lt. Governor, Delhi.

### MEMBERS

2. Shri Sajjan Kumar,  
M.P. (Lok Sabha).
3. Shri J.P. Goel,
4. Shri Sunil Dev,
5. Shri S.P. Jakhanwal,  
Vice Chairman, DDA.
6. Shri R.R. Singh,  
Chairman, DTC.
7. Shri P.K. Kumarin,  
D.G. (Defence Estate).
8. Shri M.J. Beg,  
Chairman, CEA.
9. Shri R.P. Sikka,  
D.G., Min. of Transport.
10. Shri D.S. Meshram,  
Chief Planner, TCPO.
11. Shri K.K. Trikha,  
A.G.M. (Tel.)
12. Shri Dev Raj,  
Municipal Health Officer, MCD.

(represented by Sh.A.N. Sinha,  
S.E. MOST).

(represented by Shri Ranbir  
Khanna, G.M.[Plg.], MTNL).

### INVITEES

13. Shri H.D. Sharma,  
E.M., DDA.
14. Shri K.N. Khandelwal,  
F.M., DDA.
15. Shri A.P. Sinha,  
Pr. Commr., DDA.
16. Shri J.C. Gambhir,  
Commr.(Plg.), DDA.
17. Shri K.J. Alphonse,  
Commr.(Lands), DDA.
18. Shri K.K. Sharma,  
Commr.(H), DDA.
19. Shri S. Roy,  
Commr.(S&T), DDA.
20. Shri V.K. Jain,  
C.L.A., DDA.

### SECRETARY

21. Sh. Ranbir Singh



Welcoming the Members, the L.G./President of the Council stated that D.D.A. had made notable contribution for the planned development of Delhi in the last three decades. However, there were some problems and delays in meeting the pressing requirements of dwelling units in the Metropolis city of Delhi. It was hoped that the Advisory Council will now meet at least twice a year and D.D.A. will benefit from its advice on various issues concerning the development of the city.

Item No.  
1.1-AC/92

Sub: Points arising from the last meeting.  
.....

The Council noted the action taken.

Item No.  
1.2-AC/92

Sub: Brief audio-visual presentation by DDA on the problems and prospects of urban development in the National Capital Territory.  
.....

After viewing the film and slides the Members of the Advisory Council made general comments which have been listed in Annex. 'I'.

Item No.  
1.3-AC/92

Sub: MPD-2001 and implementation thereof.  
.....

The Council noted the information. However, it was felt that the monitoring of the Master Plan should be at regular intervals and that the monitoring cell should be strengthened to ensure it.

Item No.  
1.4-AC/92

Sub: Assessment of the Rohini, Dwarka and Narela Projects.  
.....

The Council noted the information.

Item No.  
1.5-AC/92

Sub: Re-orientation of DDA strategy to involve private builders.  
.....

It was explained that detailed deliberations on the subject are in progress and some concrete proposals are likely to emerge shortly.

Item No.  
1.6-AC/92

Sub: Annual Action Plan of DDA for the year 1992-93.  
.....

The Council noted the information.

Item No.

1.7-AC/92

Sub: (a) The development of the Yamuna Riger Front.

(b) Pollution control of the Yamuna River and construction of bathing ghats.

.....

The matter was deliberated by the Council at length and the urgency of checking pollution on the River Yamuna as well as construction of bathing ghats was emphasised. It was also felt that 20,000 acres which was at present part of the river bed and its catchment area should be more gainfully utilised. The President agreed this subject would be presented in detail for discussion at the next meeting of the Council.

Item No.

1.8-AC/92

Sub: Development around villages which fall in the new urban extensions.

.....

Shri Sajjan Kumar, MP, suggested that civic facilities to urban villages falling in development areas should be catered for while drawing up plans. He was of the view that in future DDA should make adequate provision for extension of the village and sufficient green buffers should be provided between the villages and the future urban constructions. The suggestion was noted.

Item No.

1.9-AC/92

Sub: Information sought by the Members.

.....

The Members noted the information.

Item No.

1.10-AC/92

Sub: Problems of allotment of alternative plots - size of plots and zones in which they are allotted.

.....

The issue was discussed at length, and it was explained that efforts were being made to allot the plots to the persons on the waiting list upto 31.3.1991 within the next three months. The Members expressed satisfaction on the prospects of liquidating the waiting list upto 31.3.91.

COMMENTS/SUGGESTIONS OF THE MEMBERS OF THE  
ADVISORY COUNCIL REGARDING PROBLEMS AND  
IMPORTANT ISSUES CONNECTED WITH PLANNED  
DEVELOPMENT OF DELHI.

.....

- I. Shri Sajjan Kumar :
- i) It was suggested that progress made regarding implementation of MPD-2001 should be monitored quarterly. If required, the Monitoring Cell should be strengthened for this purpose.
  - ii) The Members of the Council should be informed of the achievements made by D.D.A. from time to time.
  - iii) Shifting of hazardous units from the city should be expedited. DSIDC had developed a vast complex near Narela which could not be fully utilised, it may be considered whether such industries could be shifted to Narela so that pollution in the city is reduced.
  - iv) The recommendations made by Prem Singh Committee of 1984 regarding making river Yamuna pollution-free should be followed up.
  - v) Survival rate of plants in the tree plantation is low. Efforts should be made for proper protection of plants so that such planting become meaningful.
  - vi) Separate Cell for traffic system should be set-up which could monitor the transportation problem in Delhi at regular intervals.
  - vii) The roads being constructed in Dwarka were of not enough width. The planning of the roads should be such, which could meet the requirements of future. Rapid Rail Transport Scheme should be pursued vigorously.
  - viii) Re-development of urban villages is suffering as neither MCD nor DDA takes care of these villages. DDA should develop the villages which fall within the 'development area' and to avoid congestion proper green buffers should be left around the villages.
  - ix) The plots allotted under 20-Point Programme should not be acquired; for example of Badli was quoted.
  - x) Religious sites or lands attached to religious places should not be acquired.
  - xi) Unauthorised construction should be dealt with firm hands.

- xii) Village Lal-Doras should be extended.
- xiii) In new residential colonies, commercial estates should be developed simultaneously along with residential units to avoid misuse of residential buildings. The location of commercial sites/markets should be at proper place which could be approached easily.
- xiv) There is a huge backlog of registrants for allotment of flats who are waiting since 1979. Efforts should be made to wipe out the backlog as early as possible.
- xv) Allotments under Ambedkar Awas Yojna should be expedited.
- xvi) There were 8 Community Hall sites in Rohini; it was decided to construct community halls but the scheme was still held up. Ways and means should be found out to construct these community halls for the benefit of the residents.
- xvii) The landless villagers should also become eligible for alternative plots.
- xviii) Progress made by DDA in the last six months, especially in the areas of alternative plots, flat constructions and removal of land encroachments was noteworthy.

II. Shri J.P. Goel :

- i) Implementation of the Master Plan should be effectively monitored.
- ii) Enforcement agencies dealing with the misuse and unauthorised constructions should be made more effective.
- iii) Godowns from city area including Motia Khan should be shifted and schemes already approved in this regard should be implemented.
- iv) Commercial schemes in Slum areas/colonies should be taken up by DDA on priority.
- v) Possession of all the acquired lands should be taken up speedily so that unauthorised constructions did not take place later on.
- vi) Programme for river front beautification should be chalked out. City walls should be protected and unauthorised constructions on and around the wall and its puncturing should not be allowed.
- vii) Sullage water should not be allowed in Najafgarh Nallah which falls in the river Yamuna. Some clean water should be released in the river along the bank upto Nigambodh and other

viii)

The urban villages should be provided with proper amenities, if necessary, by increasing village cess which is part of pre-determined rates fixed by DDA/Government.

ix)

Alternative plots to the persons whose lands had been acquired should be given on priority basis.

x)

Farm houses of the size of 1 hect. should not be allowed.

xi)

Disposal of Mazul lands should be done speedily so that DDA gets adequate funds.

xii)

Misuse of residential plots should be checked effectively.

III.

Shri Sunil Dev :

i)

Unauthorised construction is going on and additional floors are being added illegally in developed colonies which is creating tremendous pressure on the services; steps should be taken to check this nuisance.

ii)

While acknowledging the contribution made by DDA Sports Complexes, he suggested that adequate playgrounds should be provided in residential colonies with a view to bring sports to door-steps of the people.

IV.

Shri R.R.Singh :

i)

In the existing residential colonies adequate space has not been provided for bus-stands and terminals. It will be desirable that this facility is provided by DDA while planning residential colonies and other complexes in future.

1.

V.C./DDA, apprised the Members of the latest position in respect of points raised by them and stated that the matters falling within the jurisdiction of D.D.A. will be attended to and the members will be informed of the follow up action from time to time.

2.

During discussion it was felt that sports grounds would be located at as many locations as possible and action taken to make them available for common use to schools and colony clubs, etc. and a note on the progress would be presented before the next meeting of the Council.

3.

As regards construction of Community Halls in Rohini, it was felt that the matter will be looked into and the Council will be apprised of the position.

Item No.  
1.1-AC/92

①  
Points arising from minutes of the meeting of  
Advisory Council held on 12.02.87 at Raj Niwas,  
Delhi.

Item No.1      MPD - 2001

Comments

Master Plan for Delhi-2001 has since been finalised. After obtaining the approval of the Central Govt. it was notified in 1.08.1990. A note on its implimentations is is being circulated for the meeting of Advisory Council.

Item No. 2      Planning and implementation of various projects on the bank of river Yamuna - a scheme to check pollution.

Comments

i)      As a follow up of report of the High Power Committee submitted in 1984, scheme on planning of river bed Yamuna was prepared in 1987 by DDA / with the following objectives :-

- a)      River Yamuna      be made pollution free so as to serve as a source of potable water.
- b)      Development of large recreation areas (70% for recreational purposes within the urban limits and 100% for recreational outside the urban limits) and the balance land be used for urban activities like residential, commercial, institutional, and circulation etc.
- c)      To check the encroachments in/within the vicinity of the River bank.

ii)      The above scheme was considered by the Authority which resolved as under :-

"The Authority took note of the proposal regarding pollution control of river Yamuna as detailed in the Agenda Item and resolved that as an immediate objective necessary action to be taken to improve the quality of water at the Ghats-and-improve the existing services available at the Ghats within a period of six months. It further resolved that the entire pollution control programme be taken up simultaneously for which action plan be drawn up. The project be handled by the DDA in collaboration and consultation with MCD, Department of Irrigation and Flood Control, Delhi Admn. as a part of Plan Scheme of Delhi Admn. It further observed that the nodal point for the execution of the scheme would be Secretary (LSG), Delhi Administration."

111) As a follow up the Authority is continuing the efforts to prepare land management/channelisation Plans for the River Yamuna. After various meetings and discussions with the concerned Technical Officer on the advise of 'WAPCOS' DDA has identified the project management area within river banks and its environs measuring about 19,000 Hec. comprising of two groups of lands i.e. within the river bunds (8210 Hec.) and area out side the river bunds (10925 Hec.). The total area identified works out to about 19,000 Hec.

iv) A regular agenda note has been circulated on the subject which indicates the latest position. The matter was reviewed by the LG with Senior Officers in a meeting on 24.9.92.

Item No. 3 Proposed policy framework for the development of the area in the south of present Urban Limits of Delhi - A New concept of green.

Comments

13 villages on south of Badarpur-Mehrauli Road which form part of urban extension were notified for acquisition but subsequently acquisition proceedings were withdrawn by Delhi Admn. The building activity in this area is being controlled by M.C.D. and the forest area is under the control of Delhi Administration. However, it may be pointed out that a number of unauthorised colonies have come up in this area particularly in villages Saidulajaib, Neb Sarai, Khan Pur, Tigri, Devli and Tughlakabad.

Item No. 4 'Mini Master Plan' - Integrated Development of Urban and Rural villages of Delhi.

The work relating to development of urban and rural villages vests with MCD. A detailed agenda note on the subject has been circulated separately for the meeting of Advisory Council.

Item No. 5 To consider any other Item/matter with the permission of the Chair.

Comments

The problem of encroachments/unauthorised constructions continues to attract the attention of DDA. In the past 3 years DDA has removed 21244 encroachments/unauthorised constructions and retrieved 767 acres of land. Yearwise break-up is as under:-

3

Sl.No.	Year	No. of unauthorised constructions/ enroachments removed	Area reclaimed
1.	1989-90	10177	220 acres
2.	1990-91	6304	286 acres
3.	1991-92	4763	261 acres

In addition for dealing with the problem of unauthorised construction and misuse of residential premises effectively, the Govt. issued an Ordinance on 24.09.92 amending Section 29 of Delhi Development Act - 1957 which provides for punishment for these offences. (Copy of Extra Ordinary Gazette notification of 24.09.92 is enclosed Annexure 1.1-A) - Page ④ .

R E S O L U T I O N

The Council noted the action taken.



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Annexure - 1.1-A

रजिस्ट्री सं० डी० एन०-33004/92

REGISTERED No. DL-33004/92



# भारत का राजपत्र The Gazette of India

असाधारण  
EXTRAORDINARY

भाग II—खण्ड 1  
PART II—Section 1

प्राधिकार से प्रकाशित  
PUBLISHED BY AUTHORITY

सं० 61] नई दिल्ली, बुधवार, सितम्बर 24, 1992/आश्विन 2, 1914  
No. 61] NEW DELHI, THURSDAY, SEPTEMBER 24, 1992/ASVINA 2, 1914

इस भाग में भिन्न पृष्ठ संख्या दी जाती है जिससे कि यह अलग संकलन के रूप में रखा जा सके।

Separate paging is given to this Part in order that it may be filed as a separate compilation.

MINISTRY OF LAW, JUSTICE AND COMPANY AFFAIRS  
(Legislative Department)

New Delhi the 24th September, 1992/Asvina 2, 1914 (Saka)

THE DELHI DEVELOPMENT (AMENDMENT)  
ORDINANCE, 1992

No. 16 of 1992

Promulgated by the President in the Forty-third year  
of the Republic of India

An Ordinance further to amend the Delhi Development  
Act, 1957.

WHEREAS Parliament is not in session and the President is satisfied that the circumstances exist which render it necessary for him to take immediate action;

NOW, THEREFORE, in exercise of the powers conferred by clause (1) of article 123 of the Constitution, the President is pleased to promulgate the following Ordinance:—

1. (1) This Ordinance may be called the Delhi Development (Amendment) Ordinance, 1992.

(2) It shall come into force at once.

2. In section 29 of the Delhi Development Act, 1957,—

(a) in sub-section (1), for clause (b), the following clause shall be substituted, namely:—

(1)

Short  
title and  
commence-  
ment.

Amend-  
ment of  
section 29  
of Act 61  
of 1957.

"(b) with simple imprisonment which may extend to six months or with fine which shall not be less than fifty thousand rupees, but which may extend to an amount equivalent to the market value of the area developed, or with both in any case, other than those referred to in clause (a)";

(b) in sub-section (2), the following proviso shall be added at the end, namely:—

"Provided that where any person uses any land or building intended to be used for residential purposes, for commercial purposes, he shall be punishable with fine which shall not be less than fifty thousand rupees, but which may extend to an amount equivalent to the market value of the area used in such contravention, on the date of conviction, and in the case of a continuing offence, with further fine equivalent to ten per cent of such market value for every day during which such offence continues after conviction for the first commission of the offence.

*Explanation:—*For the purposes of this section market value of the land shall be the value of the land calculated in accordance with the commercial land rates notified by the Central Government, from time to time."

SHANKER DAYAL SHARMA,  
*President.*

K. L. MOHANPURIA,  
*Secy. to the Govt. of India.*

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DELHI DEVELOPMENT AUTHORITY

Item No.  
1.2-AC/92

Sub: Brief audio-visual presentation by  
DDA on the problems and prospects  
of urban development in the National  
Capital Territory.

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R E S O L U T I O N

After viewing the film and slides the  
Member of the Advisory Council made general  
comments which have been listed in Annex. 'I'.

Item No.  
1.3 AC/92

Subject: IMPLEMENTATION OF MASTER PLAN FOR DELHI (MPD) 2001.

(File No. DD/PT/UE/91/F-13)

1. Master plan for Delhi Perspective 2001, as approved by Government of India, has been brought into force on 1st August 1990, the date of its publication in the Gazette Extraordinary.
2. The Master Plan for Delhi-2001 lays down a comprehensive set of policies governing the planned growth of various sectors of urban development e.g. residential, commercial, industrial and transportation, development of physical and social infrastructure and provision of wholesale markets, recreational areas etc. Its various policy recommendations are to be implemented by the Delhi Development Authority in close cooperation with Delhi Administration, local bodies like MCD and NDMC and also some of the Central Ministries. All this calls for timely and coordinated implementation and hence continuous monitoring and review by DIA.
3. In all, about 58 actions have been identified requiring attention of the Ministry, Delhi Administration, MCD, and DDA (Refer Appendix 13-A) *Pages 10-*  
Some of the important actions already initiated in DDA are as given below:
  - (i) Printing of MPD 2001.
  - (ii) Restructuring and strengthening of Planning Wing in terms of increased functions and responsibilities.
  - (iii) Comprehensive Land acquisition and Development programmes.
  - (iv) Formulation of guide lines in respect of mixed Landuse, incremental housing, informal sector etc.
  - (v) Preparation of zonal development plans.
  - (vi) Sector plans for Dwarka, Rohini Extensions and Narela.
4. Some of the more important tasks envisaged in MPD-2001 which require special attention of Delhi Administration including MCD and NDMC, are as given below:
  - i. Identification and shifting of all the existing hazardous and noxious industrial units from Delhi to National Capital Region (NCR) within a prescribed time frame of three years. A Collaborative effort may be undertaken by Delhi Admn., DDA and the NCR Planning Board in this regard once the list of such industries is finalised by the Delhi Admn. Simultaneously the Master Plan will have to be revised and appropriate strategies developed by the said three bodies to give effect to the recent decision of Delhi Admn. to discourage the further growth of industries in Delhi.

- ii. MPD-2001 recommends that the holding capacity of existing urban area be ultimately 9.1 million as against 5.3 million as per 1962 plan. This calls for necessary augmentation and improvement in the trunk infrastructure and distribution system especially with respect to water, sewerage, power and drainage. A detailed exercise in this respect for the new urban extension area has already been carried out by Delhi Admn., in the context of the 8th Five Year Plan. The said trunk services plans may have to be fully implemented to avoid any deficiency in the provision of these essential services vis-a-vis the norms laid down in the Master Plan.
- iii. A suitable mass rapid transit system for Delhi may be worked out to meet the needs of commuter traffic and the population living in adjoining towns of the Delhi Metropolitan Area (DMA). Rail India Technical Services is actively working on this action has also been taken to set up high level committees in Govt. of India as well as Delhi Admn. to implement the JITES Project. This needs to be expedited keeping in view the rapid growth of vehicles and traffic congestion on the roads. Simultaneous action is also required for the planning and development of 4 proposed metropolitan passenger terminals, 5 inter-state bus terminals, 4 directional freight complexes and the peripheral expressway, which are to be developed on a time-bound programme. Certain new roads in urban extension area and 80 km. of roads in rural areas are also to be developed in a phased manner.
- iv. Based on the revised norms and requirements for various items of the physical and social infrastructure as provided in MPD-2001, suitable long range plans as well as annual plans will have to be worked out by the concerned department of MCD and Delhi Admn. so as to ensure that the development of urban extension areas takes place simultaneously on all fronts.

5. Certain specific issues which directly relate to the Central Govt. are:-

- i. Arrangements for raw water and power to meet the needs of Delhi for these two essential services may have to be firmed up in the light of the relevant provisions of MPD-2001. Plan funds required to instal requisite trunk services will also have to be provided by the Govt. of India.
- ii. Master Plan for Delhi Perspective-2001 has strongly recommended preservation of the natural environment and ecological balance.

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River Yamuna and the ridge woods have been identified as two natural features which are of critical importance to the environment. Detailed strategies and programmes are to be finalised to prevent their increasing degradation. Ministry of Environment have already issued necessary instructions in this respect. Central Water and Pollution Control Board and Forestry Department of Delhi Administration have to play a key role in this respect.

iii. It is estimated that the housing deficit of 4.5 lakh units at the start of the 8th Five Year Plan will grow to 8.25 lakh units unless the same is tackled on a war footing. While DDA plans to allot residential plots and build flats or incremental houses to cover its existing backlog of 1 lakh registrants during the said period, a significant proportion of the total housing requirements in Delhi is to be met through the Slum Wing, housing cooperatives employer housing schemes and

6. In order to take up these actions authority in its meeting held on 18.6.91 approved creation of a Plan Monitoring Unit in DDA. The proposal has been referred to the Ministry of Urban Development for necessary approval.

#### R E S O L U T I O N

The council noted the information. However, it was felt that the monitoring<sup>of</sup> the Master Plan should be at regular intervals and that the monitoring Cell should be strengthened to ensure it.

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S.No.	SECTOR OF DEVELOPMENT	SUGGESTIVE ACTIONS	AGENCY
1.	Regional & Sub-Regional Frame	Positive actions in NCR to release growth pressure in Delhi UT & a plan for entire DMA including Delhi	NCRPB
2.	Population & Employment	Review of population projections for Delhi, based on 1991 census.	DDA+DA.
3.	DUA-2001	Acquisition of land in proposed UE in phases, as per needs of development.	DDA + DA
4.		River front development using the results of model studies.	DDA
5.	Shelter	Planning & development for new housing units as per the programme given in MPD-2001.	DDA
6.		Design guidelines for implementation of the concept of partially built plotted housing	DDA
7.		Improvement of living environment in existing JJR colonies, U/A colonies & urban villages as per the guidelines -of MPD-2001	DDA + DA
8.		Studies for bungalow area of Lutyen's Delhi & civil lines.	MUD+DDA +NDMC
9.	Walled city & Special Area Unit	Shifting of industrial units from the walled city to industrial estates/freight complexes proposed in the plan.	DA+ DDA
10.		Shifting of wholesale godowns from the walled city to the wholesale & warehousing areas.	DDA
11.		The offices of MCD to be shifted to the civic centre at J.N. Marg & use the existing office building as a museum, library etc.	MCD
12.		Environmental norms for commercial & industrial activities to be prescribed by the Authority for considering continuance of certain commercial/ industrial activity.	DDA +DA
13.		Urban renewal scheme for walled city, Paharganj, Sadar Barar & Roshanara Rd. & redevelopment plan of Katras & provision of social infrastructure.	DDA +DA
14.		Enforce subsidy scheme of converting dry latrine into water borne in walled city	MCD
15.		Re-introduction of suitable moderate capacity modes in the walled city.	DA

S.NO.	SECTOR OF DEVELOPMENT	SUGGESTIVE ACTION	AGENCY
16.		Implementation of certain traffic regulation measures suggested in MPD-2001 & development of two goods terminal one each at Morigate & Ajmeri Gate	Transport Deptt. of Delhi Admn.
17.		Identification on a plan all 411 historic monuments in walled city & their proper treatment.	DDA+DA
18.		Redevelopment plan for Sadar Bazar with necessary infrastructure & parking.	DDA
19.	INDUSTRY	Prepare list of all individual hazardous and noxious industrial units for shifting out of Delhi by 1.8.93.	Industries Deptt. of Delhi Admn.
20.		Policy note about the incentives to be provided for shifting of industries,	DA+DDA
21.		Preparation of industrial area redevelopment schemes for 3 industrial clusters i.e. i. Anand Parbat ii. Shahdara iii. Samaipur Badli	DDA
22.	Trade & Commerce	Preparation of plans for the proposed commercial centres, weekly markets & informal eating places.	HUPW, DDA
23.		Design guidelines for incorporation of 'informal sector' in planned development.	DDA
24.		Plans for the proposed integrated freight complex(4) & regional cum local markets(7).	DA
25.		Development of new wholesale markets at different places in DMA.	NCRPB
26.	Govt. Offices	Quasi Govt. employment to be judiciously distributed in the regional towns, counter magnets & NCR.	NCRPB
27.		Redevelopment plan of barracks area adjoining the old secretariate for accommodating Delhi Admn. offices.	DA
28.	Transport	Restructuring of landuses <sup>to</sup> provide approach roads to existing stations, shifting of some stations & provide new stations along the ring rail, as per MPD.	DA+Min. of Railway
29.		Plans for the proposed cycle tracks for improved traffic management.	DA
30.		Introduction of a medium capacity system like tramways in walled city.	DA
31.		Setting up of a unified transport Authority in Delhi	Ministry of Urban Devpt.
32.		Design of proposed priority grade separators.	DA



S.NO.	SECTOR OF DEVELOPMENT	SUGGESTIVE ACTIONS	AGENCY
33.		Development of proposed metropolitan passenger terminals (4).	DA + Min. of Railways
34.		Integrated plan for ISBT & Delhi Junction.	DA + Min. of Railways
35.		Plan for proposed five new ISBT.	DA
36.	Goods movement	Board gauge line between Brar square & Gurgaon.	
37.		Rail line outside Delhi W.T. joining Khurja-Palwal, Rewari, Rohtak, Panipat & Meerut to cater to goods movement.	Railway Ministry
38.	Infrastructure - Physical & Social	Restructuring of existing infrastructure network in Delhi Urban area, 1981.	MCD
39.		Arrangement for desired quantity of raw water & power & drainage through inter-state agreements.	Min. of Urban Devpt. & MCD
40.		Development of water treatment plants, sewage treatment plants, power stations & land fill sites other physical infrastructure facilities as per needs.	MCD
41.		Long range plans for physical & social infrastructure are to be drawn by MCD & Delhi Admin. in consultation with DDA.	MCD + DA
42.	Environment	Plan for the recreational <sup>areas,</sup> (sports <sup>centres,</sup> parks, picnic huts and open spaces to be prepared as per MPD-2001.	DA + DDA
43.		Specific Urban design policy for: <ul style="list-style-type: none"> <li>i) Areas of significance in natural &amp; built environment,</li> <li>ii) Visual integration of the city,</li> <li>iii) Conservation and preservation of urban heritage, and</li> <li>iv) policy for tall buildings and large scale urban projects- residential, commercial, industrial etc.</li> <li>v) Policy on hoardings.</li> <li>vi) Urban Design Scheme.</li> </ul>	DDA + DDA
44.		Studies & proposals for road geometrics, landscaping, street furniture, introduction of urban form at selected places etc. in respect of ring rail & ring roads.	DA + DDA
45.		Special development plans for controlled conservation areas as per MPD-2001.	DA + DDA
46.		Policy on hoarding as per MPD-2001.	MCD

S.NO.	SECTOR OF DEVELOPMENT	SUGGESTIVE ACTIONS	AGENCY
47.		Plans/schemes for developing 64 ha. of land in existing urban area ear marked at 5 locations for socio cultural institutions.	DA +DDA
48.		Action programme to check water, air & noise pollution.	DA
49.		Plans for vehicle free pedestrian precincts to be designed & developed in commercial centres of Karol Bagh, Chandni Chowk & Connaught Place.	DA +DDA
50.	Energy	Monitor the innovation & research for conservation of energy being done by a number of other organisations in the country.	DDA
51	Special area	Traffic management plans for special area on the lines suggested in the plan to be worked out for implementation.	DA+DDA
52.		Details in respect of conversion fee to be changed by the Authority for permitting non-residential activity on residential land.	DDA +MCD
53.	Rural Area	Development plans for 11 growth centre villages as per plan.	MCD
54.		Upgrading 80 km. stretch of rural road identified in MPD-2001	MCD/PWD
55.	Zonal plans	Zonal plans for zones A to H to be published by 1.8.93; while zonal plans for J to P to be prepared as per development needs.	DDA
56	Development Code	A special high level policy making committee to be constituted to formulate guidelines for sanctioning of all layout plans, comprehensive schemes, redevelopment plans, urban renewal schemes & multistoreyed buildings.	DDA
57		Identification of the streets of mixed use.	DDA
58	Monitoring	Monitor all indicators of physical & social change & establishment of a plan monitoring unit.	DDA

ITEM NO. Sub:- Assessment of Dwarka, Narela & Rohini Pr  
 1.4 - AC/92 (F.No. Commr./Plg./92/84)

### P R E C I S

Rohini was the first sub-city taken up by the DDA in 1980 for the development in Urban Extension for a population of 0.85 million. Subsequently, DDA has taken two more sub-city projects i.e. Dwarka for a population of 1.1 million and Narela for a population of 1.4 million. Rohini project initially planned for phase-I and phase-II is almost in its completion stage and now Rohini Phase-III for additional population of 0.15 million has been planned.

2. Major problems/issues in the sub-city projects are (a) large scale unauthorised construction taking place in and around these areas which require immediate check for the development of circulation system and major infrastructure system for planned development of the city (b) requirement of infrastructure i.e. water supply and power at source and its distribution. Brief notes on 3 sub-city projects i.e. Dwarka, Narela and Rohini are annexed (Appendix 1.4-A, 1.4-B & 1.4-C respectively). Pages 15 to 25.

### RESOLUTION

\* \* \* \* \*

The Council noted the information.

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**A BRIEF NOTE  
FOR THE ADVISORY COUNCIL COMMITTEE.**

Dwarka sub city is a part of the urban extension of the MPD-2001. It is proposed to accommodate a population of one million approximately.

2. Total area of the proposed sub city is 5648 Ha. of which 1688 Ha. is already built up. An area of 1862 Ha. is being developed as the first phase and remaining 2098 Ha. will be taken up in the second phase.

3. The part of land use proposal is based upon the careful use of the terrain, landscape elements and the environmental impact at the Najafgarh Drain and the airport at the periphery of the sub-city.

Overall land use distribution is approximately as below:-

Residential	-	42.34%
Industrial	-	4.57%
Utility	-	2.96%
Public/ semi public	-	8.09%
Transportation	-	15.49%
Commercial	-	5.24%
Recreational	-	21.34%

Concept of large commercial centres have been replaced with linear centres. The project will generate employment for approximately 3.5 lac work force in its major centres.

4. While the rail base system will be the principal mover of the people for linking other parts of the city, buses will be the basic transportation system of the people of Dwarka. The basic road network has been planned both to supplement and complement, <sup>but</sup> and rail base system. Adequate measures have been taken taken to propose cycle tracks and pedestrian walkways within the city that would largely follow the greens. Four inter-city linkages have been provided for connecting Dwarka with the mother city of Delhi.

5. Provision of social infrastructure has been made for the entire population as per norms prescribed in MPD-2001. The provision of physical infrastructures like water supply, electricity, sewerage and drainage would be made to ensure quality of life.

6. The open spaces those within sectors and neighbourhood, consisting of the neighbourhood parks and linear link spaces between these are delineated so as to establish a cohesive open space network both radially and laterally. Preferred species of the trees would be planted in parks, gardens and road side to suit the local conditions.

7. The district parks at Master Plan level would be @ 9 sq. mtr. per person which would also include special parks like children park, children Traffic Training, Parks, picnic huts and Sports Centres etc.

8. Dwarka Sub city is sub divided into 29 sectors. These sectors have been envisaged to be self-contained communities generally comprising an area of about 81 Ha. and catering to a population of about 30,000.

#### Development Programmes

##### A. Area Statement<sup>1</sup>

Total Area of the Scheme 5648 Ha.

Phase - I i) 1964 Ha.

ii) 1862 Ha.  
(acquired)

Built up 1688 Ha.  
(could not be acquired)

Phase-II 1996 Ha.  
(yet to be acquired)

##### B. Land Use Distribution (Phase-I)

<u>Land Use</u>	<u>Percentage</u>
Residential	46.70
Commercial	5.40
Govt. Use	3.20
Public/Semi Public	9.80
Public utility	2.22
Recreational	13.44
Transportation	19.29
	<u>100.00</u>

C. Housing Types in Phase-I & II

Type	Phase-I Dwelling Units	Phase - II Dwelling Units
Coop. Societies	36,025	17,500
DDA Registrants*	12,445	24,500
Resettlement	8,515	14,000
Institutional	3,275	3,500
Auction/ Alternative plots	5,240	80,500
Total	65,000	70,000

\* Mixed use in commercial centres will provide 7500 Dwelling Units in Phase-I.

D. Development of Phase-II

In the Phase-II of Dwarka Sub City, 727.0 Ha. of land is in the final stage of acquisition. However, the land use distribution can be envisaged as under :-

<u>Land Use</u>	<u>Percentage</u>
Residential	38.36
Commercial	6.41
Govt. offices	8.16
Public/Semi Public facilities	5.14
Utility	4.79
Recreational	30.11
Transportation	15.03

The percentage distribution of dwelling units in Phase-II will be as follows:-

a)	Cooperative Gp. Housing Societies	30%
b)	Resettlement of squatters	20%
c)	Institutional Housing	5%
d)	Alternative/auction plots	8%
e)	DDA Housing	37%
		<u>100%</u>

Detailing of all the residential sectors in Phase-I has been completed.

9. All the plots earmarked for cooperative gp. housing societies have been demarcated on the site as per the Feasibility Report.

10. Entire land earmarked for resettlement of squatters, has been handed over to Slum Wing and implementation of the same has also been stated by the Slum Wing.

11. Plans for about 13,000 DUs comprising of LIG, MIG, SFS have also been completed by the HUPW and construction in most of the area has been started.

12. Status of the Project

2 lanes of Master Plan roads have been completed in Phase-I of the Project. All the sectoral roads upto 12 mtr. r/w have been completed.

Detailed Electrification Plan indicating main electrical sub-station and its route has been completed.

Detailed Services Plan with respect to water supply, drainage and sewerage disposal have been worked out by the Engineering Section and submitted to the MCD in its approval.

Preparation of detailed alignment plan of the major roads connecting Dwarka Project with the rest of the city is in the final stage of completion.

Detailed planning of the sectors of the land being acquired in Phase-II will be taken up shortly and likely to be completed by the end of the year 1992-93.

13. The estimate for the development of Dwarka Phase-I has been prepared by adopting the cost index 564 as on 20.12.1990. To arrive at the present cost of development escalation @ 16.43% per year has been adopted on the basis of average cost index during last 3 years.

In this estimate provisions for construction by DDA of two lane master plan roads including construction of bridges and covering of a portion of Palam drain to serve as the "1st Link" to Dwarka from Pankha Road side has been taken into account to open up the area. No provision for any other trunk services has been included in the estimate except for transfer of land free of cost for these services to the concerned agencies, ie, etc, just at the rate of Rs. 1/- per acre per annum, as license fee as per the orders of Government of India.

BRIEF NOTE ON NARELA PROJECT

Project Identification:

1. The Project is part of U.E. 2001 plan approved by the Authority in 1987. The total project area is 7336 hac. and will provide housing facilities to over 1.2 million population. The area is very well connected by the existing G.T. road and railway line to Karnal. The project area is bounded by G.T. road, Western Yamuna Canal and Narela Bawana Road. The project area is part of Development Area No.175.

Development Proposals:

2. A comprehensive plan for development of Narela Project has been prepared and stands submitted to Technical Committee for its approval. The major land uses are:

Residential	49%
Commercial	8%
Public and Semi Public Facilities.	10.3%
Utility	2.7%
Recreational	17%
Transportation	3%
Circulation	10%

The philosophy /theme of the development plan is based on the transport system worked out for UE- 2001 and the plan proposes to provide a strong, linear city centre in the form of Freight Complex, existing D.S.I.D.C



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industrial area district centres, Freight Terminal passenger terminal, I.S.B.T. All the residential areas will be located around within a distance of 4 kms. The socio cultural needs of the community will be met with one central socio-cultural centre supported by three more socio cultural centres for every 4 lakh population. A system of pedestrian walkways & cycle tracks through city wide open space system inter connects all the commercial and socio-cultural centres to the residential area.

3. The project is proposed to be developed in two phases i.e. area between G.T. Road and Railway line as phase-I and area between railway line and western Yamuna Canal as phase-II.

Development <sup>in</sup> progress

4. DDA has acquired 450 hac. of land in Narela and the development work are in full swings.

5. The development of this area will facilitate housing provision to over 90000 population. The housing activity is spreaded in all sectors and is in the form of incremental housing and 4 storeyed built up flats. Land is also reserved for co-operative housing, institutional housing and resettlement. The housing provision at glance:

DDA housing for EWS LIG MIG;SFS.	8900 DUS
Resettlement of squatters	2000 DUS
Land reserved for Co-Op & Institutional Housisng	6000 DUS
Alternative plots	314 plots.

6. The interim arrangement for water supply through tube-wells and sewerage through oxidation ponds are being made. The services plan stands approved from the concerned local bodies.

The roads are constructed at site as per plan and every pocket is accessible by road.

Simultaneously with residential development designs for construction of CSC's facility centre have been prepared. Action has also been taken for early allotment of land earmarked for school and other facilities.

^ Suggestions

Rohini - A landmark in urban planning

1. Initially Rohini Project was planned for a population of 0.85 million (1,70,000 house-holds) on 2497 Hec. of land in the North-West of Delhi adjacent to Pitampura and Shalimar Bagh residential scheme. The project was in the form of two phases, phase-I and Phase-II consisting of Sector-1 to 19. Later on, Rohini Phase-III consisting of Sector-20 to 25 was planned on a land measuring 700 Hec. for a population of about 0.15 million ( 1.5 lakhs). This project area is basically an extension and forms an integral part of Delhi and was taken up to meet the housing demand. The project was envisaged to be a self-financing having strategy of cross-subsidy and use-subsidy in order to bring the cost of housing within the affordable range of various income groups specially the weaker sections and lower income group people. Details of Phase-I, II and III are attached with Annexure- 1.4A-C Page-25.

2. Strategy/Programme

- i. Rohini is predominantly a residential area providing housing through residential plots, built up flats and cooperative housing schemes.
- ii. Adequate employment opportunities made available in the work centres in the scheme.
- iii. Major facilities of health, education, social and cultural have been judiciously distributed on the main transportation routes within the scheme to ensure easy access.
- iv. Housing sites specially for the weaker sections within the affordable limit with other housing programmes of PDA envisaged in the scheme to achieve a balanced and composite development with all the required social and physical infrastructures.
- v. Scheme also aims to channelise and encourage private savings for getting shelter through incremental process with access to allotted land by individuals.
- vi. Intensive utilisation of land achieved resulting in compact development to conserve land and energy resources without sacrificing the level of infrastructure.

vii. Large recreational areas have been conveniently located to provide for a variety of recreational facilities in addition to parks and playgrounds at neighbourhood level.

### 3. Land Use Breakup and Provision of Housing.

In Rohini phase-I, II and Phase-III land has been reserved for housing, commercial, public and semi-public recreational and other activities as given in the following table:

#### Phase-I:

Land Use	Area in ha.	Percentage
Residential plots 1,17,000 unit units in group housing 17,000	1413.00	56.58
Commercial	108.00	4.35
Industrial	482.00	19.32

#### Phase-II.

Land use	Area in ha.	Percentage
Public & Semi Public facilities	126.00	5.06
Recreational	211.00	8.47
Circulation	155.00	6.22
Total	2497.00	100.00

#### Phase-III :

Land use		
Gross residential area	394.5	56.36
Commercial	35.0	5.00
Public & Semi public area.	63.0	9.0
Recreational	105.0	15.0
Circulation (above 30.0 mt. R/W)	102.5	14.64
Total	700.0	100.0

### 4. Provision of Housing:

Housing have been provided for different types in Rohini. Major part of the scheme is for small plots for economically weaker section and lower income group. Breakup housing in phase-I, II and phase-III presently

under implementation is given in the annexure.

5. Problems/Suggestions:- Main problem in Rohini at present is the availability of infrastructure.

Housing in Phase-I and Phase-II.

Plots for registrants	30,000
DDA houses constructed in Rohini	30,280
Group Housing provided Through co-operative societies 152 Nos.	25,000
Auction plots	726 or 2178 DU's
Institutional housing sites allotted	1,132 DUs.
Alt. Allotment	1,200 plots or 1500 DUs
Resettlement of Riot victims 1984.	800 plots 800 DU's
Area not utilised due to disputed land	7500 DU's
Total	1,10,600 DU's

Details of residential dwelling unit components in  
phase-III, Rohini are as under:

<u>Category</u>	<u>Units.</u>	<u>Dwelling</u>	<u>Percentage</u>
1. Rohini registrants	16,500		52.22
2. Under shifting programme AIIMS + Slum	7,000		22.15
3. DDA built up (3668 LIG+2538 MIG)	5,500		17.41
4. Alternative allotment	2,600		8.22
5. Auction plots			
Total	31,600		100.00

ITEM NO. Sub:- Re-orientation of Delhi Development Authority  
1.5 AC/92 strategy to involve private builders.

F.No.

### P R E C I S

In the recent years, privatisation in various fields of development has attracted a considerable attention world over. It is increasingly being felt that in the area of urban development also participation of private sector is necessary so as to supplement the efforts put in by the public sector and make use of professional, entrepreneurial and financial resources of the private sector. New economic policy announced by the Govt. of India has also given due stress on privatisation in major sectors of economic development. Consequently, Ministry of Urban Development has also initiated a dialogue on privatisation of municipal services at various levels. In the changed economic policy, role of public agencies should be more of promoters and facilitators of development.

2. Keeping in view the massive programmes of housing urban infrastructure, development of facilities and services enunciated in the Master Plan - 2001 for Delhi it would be imperative to involve private and co-operative sector at a larger scale. No doubt, there has been partial involvement of private sector in the housing programmes of DDA, but, there are many more areas of development where community participation would be helpful in the planned development of city. With the stress given on privatisation in Eighth Five Year Plan, it would be desirable to discuss the issue in greater details in respect of implementation of Master Plan proposals particularly in terms of:

- Need for involvement of private sector,
- identification of major areas for involvement of private sector, and
- modus - operandi for involvement of private sector.

3. D.D.A. has taken steps to formulate policy for involving private builders/developers in its programmes and <sup>15 acceli</sup>

② construction  
of houses.

consultations have been held with them. A Committee headed by Pr. Commissioner, DDA is on the job. The Council will be apprised of the recommendations in due course. Meanwhile the matter is placed before the Council for guidance.

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### R E S O L U T I O N

It was explained that detailed deliberations on the subject are in progress and some concrete proposals are likely to emerge shortly.

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Item No.  
1.6-AC/92

Sub: Annual Action Plan of the DDA for the  
year 1992-93.  
(F.2(290)/92-P&C).

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### P R E C I S

Annual Action Plan of the D.D.A. for the year 1992-93 has been prepared. In the Action Plan 1992-93, the following new thrust areas have been identified to achieve the goal/objective during the year and proposed financial/physical targets have been shown in the (Appendix 1.5-A). <sup>Page 30-32.</sup> The targets of these new thrust areas have also been communicated to the Ministry of Urban Development for reflecting in the Ministry's compilation of the Annual Action Plan 1992-93.

<u>FIELD OF ACTIVITIES</u>		<u>IDENTIFIED THRUST AREAS OF ACTIVITIES TO ACHIEVE THE GOAL &amp; OBJECTS DURING THE YEAR 1992-93.</u>
a)	Land Management	1. Acquisition of land for Dwarka Project Ph.II & Narela Project. 2. Finalisation of survey & submission of proposal/to Land & Bldg. Deptt. for acquisition of 3520 hect. of lands for Rohini & Narela Projects.
b)	Master Plan	3. Preparation of Zonal Plans for 4 Zones upto stage of submission to the Govt. for calling objections/suggestions.
c)	Housing Schemes	4. Construction of new houses to be started during 1992-93 NEW STARTS. 5. Houses to be completed during 1992-93.
d)	Commercial Projects.	6. New Commercial Projects to be started during 1992-93. 7. Commercial Project to be completed during 1992-93.
e)	Development of sites/Plots	8. Development of land in major areas. Rohini, Narela, Deerpur, Jasola, Dwarka & Vasant Kunj.

- |                       |   |
|-----------------------|---|
| f) Horticulture Works | 9. a) Tree Plantation.<br>b) Development of new lawns during 1992-93.<br>c) Development of new children's Parks/Children corners.   |
| g) New Technologies   | 10. Introduction of machnised/prefabricated construction technology for houses.   |
| h) House Allotment    | 11. Giving possession letters to registrants.<br>12. Processing of conversion applications and issuance of conveyance deeds.<br>13. Environmental improvement in Urban Slums.<br>14. Construction of Jan Suvidha Plots. |

The matter is now placed before the Council for information.

#### R E S O L U T I O N

The Council noted the information.

Goal/objective to be accomplished	1	2	3	4	5	6	7	8	9
		Head of activity/programme during the year for accomplishing goal/objective.	Schedule	Financial Targets (Lakhs of Rs.)	Performance Physical Target.	Indicators Milestones	Other Indicators	Accountability Direct	Supervisory
<b>LAND MANAGEMENT</b>									
1. Planned Development of Delhi.		Acquisition of land for Dwarka Project Phase-II & Narela Project	Narela Projects:	1095	73 Hect.	(a) Sec. 4, 6, 17 notification by 30.6.92 (b) Possession in 2nd Quarter.		Commr.(LJ) Pr.Commr.(L&H)	
			Dwarka Project Ph-II.	10875	727 Hect.	(a) Sec. 6, 17 notification by 3rd quarter. (b) Taking possession 4th qtr.		Commr.(LJ) Pr.Commr.(L&H)	
				11970	800 Hect.				
2. Planned Development of Delhi.		Finalisation of survey and submission of proposals to Land & Bldg. Deptt. for acquisition of 3520 Hect. of lands for Rohini & Narela Projects.	(a) Rohini Project (Phase IV) (b) Narela Project	27000 25000	1800 Hect. 1720 Hect.	Sec.4 Notification by 3rd quarter Submission of acquisition proposal by 4th Qtr.	Arrangement of Fin. through budgetary surplus & external loans C&D	Commr.(LJ) Pr.Commr.(L&H) F.H.	
<b>MASTER PLAN</b>									
3. Implementation of Master Plan for Delhi (2001)		Preparation of Zonal Plans for 4 zones upto stage of submission to the Govt. for calling objections/suggestions	(a) Approval by Technical Committee by Dec., 92. (b) Approval by the DDA by March, 1993					Commr.(P&G) DDO(D&P)	
<b>HOUSING</b>									
4. Constn. of Houses to wipe out the pending list of registrants		(a) Construction of new houses to be started during 1992-93: NEW STARTS	During 1992-93	4926	1st qtr. - 6,000 2nd qtr. - 5,000 3rd qtr. - 7,000 4th qtr. - 6,700 Total 24,700	The following activities all through the year (a) Approval from Screening Committee (b) Issue of drawings. (c) preparation of PE & DE (d) Issue of NI (e) Call of tenders (f) Award of work		Chief Architect/ Chief Engineer	
5. Constn. of Houses to wipe out the pending list of registrants		Houses to be completed during 1992-93		16398	1st qtr. - 400 2nd qtr. - 1400 3rd qtr. - 2800 4th qtr. - 3800 Total 8400	(a) Completion of civil/electrical works (b) Trunk services by MCD (c) Electricity by DESU		Chief Engineer	

COMMERCIAL

4. Construction of New commercial projects  
Commercial Complexes to be started during 1992-93.  
to achieve integrated  
development of the City

District Centres -	3
Community Centres -	7
Local Shopping Centre- 24	
Conv.Shopping Centres 45	
Total	79

The following activities  
all through the year  
1. Approval from Screening  
Committee/DAC  
2. Issue of drawings  
3. Preparation of P/E & D/E  
4. Issue of NIT  
5. Call of tenders  
6. Award of work

1. Chief Arch.  
2. Chief Engineer  
Comar. (P)g.)

7. Construction of Commercial Project to be  
Commercial Complexes completed during 92-93  
to achieve integrated  
development of the City

District Centres -	1
Community Centres -	5
Local Shopping Centre- 26	
Conv.Shopping Centres 54	
Total	86

1. Completion of civil works  
2. Trunk services by MCD  
3. Electricity by DESU

1. Chief Arch.  
2. Chief Engineer  
Comar. (P)g.)

DEVELOPMENT OF SITES

8. Development of land to meet the Housing/Comm/ Industrial/Instll. needs and integrated (a) Rohini development of the city

Works in progress  
Dev. works will continue after March '93 also.

The following activities  
all through the year:  
1. Approval from Scrg. Committee  
2. Issue of Drawings/Layout Plans.  
3. Preparation of PE & DE  
4. Issue of NIT  
5. Call of tender  
6. Award of work.

1. Trunk Services a) Chief Architect  
by MCD.  
2. Electricity by b) Engineer,  
DESU

EN/VC

705	- do -
250	- do -
294	- do -
4208	- do -
1000	- do -
8052	- do -

(b) Narela  
(c) Deer par  
(d) Jasola  
(e) Dwarka  
(f) Vasant Kunj

10 years  
5-10 years  
5-10 years  
10 years  
5-10 years

Dev. works to be started during this year

EN/VC  
EN/VC  
EN/VC  
EN/VC  
EN/VC

HORTICULTURAL WORKS

9. Ecological balance and integrated development of the city.

(a) Tree Plantation  
1st qtr. - Digging preparation of pits (8.75)  
2nd qtr - 6,00,000  
3rd qtr - 2.75000  
4th qtr.

Digging of Pits		Plantation	
1st qtr	1.75	NIL	Dir. (Hort.)
2nd qtr.	4.40	6.15	North & South
3rd qtr.	2.20	1.75	
4th qtr.	0.40	0.85	
	8.75	8.75	

E.M.  
V.C.

(b) Development of New Lawns During 1992-93

2/1 Acres.  
a) Filling of earth  
b) Grassing

Dir. (Hort.)  
North & South

E.M.  
V.C.

(c) Dev. of new childrens Parks/Children corners During 1992-93

35 nos.  
a) Dev. of lawns  
b) Providing play equipments for children

Dir. (Hort.)  
North & South

E.M.

NEW TECHNOLOGIES

10. Introduction of new technologies  
Introduction of Mechanised/ pre-fabricated construction technology for houses During this year

To obtain and finalise offers for the new systems during the year

a) Chief Engineer  
b) Chief Architect

EM

HOUSE ALLIEMENT

11. To provide houses to the registrants. Giving possession letters to Continuous process spread over the year

7500 possession letters to be issued.

Asstt. Directors  
Director (HII).  
Director (HII).  
Dy. Directors/  
Jt. Directors  
concerned.

12. Grant of freehold rights. Processing of conversion applications and issuance of conveyance deeds. Within 90 days of receipt of an application complete in all respects

Contingent upon no. of applications to be received

Asstt. Directors  
Director (HII).  
Director (HII).  
Dy. Directors/  
Jt. Directors  
concerned.

13. To provide minimum basic facilities in notified slum areas. Environmental improvement works in Bhatti Mines and other areas & to initiate New Works. 200 To complete the ongoing works in Bhatti Mines and other areas & to initiate New Works.

1. To complete various works in Bhatti Mines by March '93.
2. To identify new works by June, 92.
3. Sanction of estimates and award of works by Sept. 92
4. To initiate works by Dec., 92

Ex. Engineer S.E.(II)/Dir (S&J)

14. To provide Community Confin. of Jan Swidha Toilets/Baths in slum areas. To commence the Jan Swidha Complexes during 1992-93

1. To transfer 7 sites from NCD by June, 92
2. To initiate constn. work by Sept., 92
3. To complete the complexes

Ex. Engineers

S.E. (II)

ITEM NO.  
1.7 AC/92

Sub:- River front development and  
pollution control in river Yamuna.

F.No. PA/ID (PLA.D) 190/24.

### P R E C I S

The 50 Km. stretch of the river passing through UT of Delhi could be viewed in three segments, for the purposes of planning (a) northern segment of the river upto Wazirabad Barrage (b) central segment between Wazirabad Barrage and Okhla Weir and (c) southern segment downstream of Okhla weir upto Delhi Border. The total area of land between GT Road and the right embankment of the river is well suited for urban development because of well drained reasonable high contour areas, availability of water bodies and ground water. Considering the proposed flood plain zoning being finalised by I&F Department residential and other accommodations can be planned within area. I&F Department has opined that once Right Marginal Embankment is strengthened for containing flood discharges upto 4.5 lakh cusecs the top of the bank could be used for an express highway by linking G.T. Karnal Road.

2. In the central segment between ITD barrage and Kalindi area is suitable for development for uses even other than recreational. I&F Deptt. generally agrees with the utilisation of this part of the river front which is not in any way affecting the regime of the river.

3. The southern segment i.e. the land south of village Jasola and lying between Agra Canal and the Right Marginal Embankment could also be utilised for development purposes.

4. For cleaning of river Yamuna, I&F is drawing up plans to divert the sullage flows from Keshopur and Rithala so that the pollution in river Yamuna could be reduced. To keep the river clean the dry weather

flows from the drains are required to be prevented from entering into the river stream and another important action would be to provide 10 cusecs perennial flow in river as accepted by the basin states while drafting the sharing of Yamuna waters. Only after these actions, it would be possible to conceive the development of a river front, with water quality as fit for bathing. This quantity would get augmented if Haryana Authorities, who are presently diverting 15 to 20 cusecs of canal water through Najaigarh Drain-Yamuna route, are made to put the water directly into the river.

5. These issues have been discussed under the chairmanship of Lt. Governor, Delhi and following have been generally identified as priority action:

- (i) Providing reasonably good water near the bathing ghats by treating the dry weather flows in Najaigarh and Supplementary Drains to the maximum possible extent and put the same in a separate channel in the river bed, towards the left bank.
- (ii) Improve the quality of water out/falling into the river by diverting the dry weather flows from various outfalling drains.
- (iii) By shifting the river bed settlements like jhuggi-clusters which have come up near the water line of the river.
- (iv) Taking up the proposal of development of Palla Burari areas, to arrest the growth of un-authorised colonies.

6. The matter is placed before the Council for consideration.

### R E S O L U T I O N

The matter was deliberated by the Council at length and the urgency of checking pollution on the River Yamuna as well as construction of bathing ghats was emphasised. It was also felt that 20,000 acres which was at present part of the river bed and its catchment area should be more painfully utilised. The President agreed this subject would be presented in detail for discussion at the next meeting of the Council.

ITEM NO.  
1.6 AC/92

Sub:- Development around villages falling in new Urban Extension.

F.No. PA/Dn/AP/92

### P R E C I S

Development of urban villages is taken up by the MCD as plan scheme. Because of this all urban villages which were in the development area were denotified and as such the development in these urban villages is being taken up by the MCD. Mehrauli, however, was later on again notified as a development area with a view that this was very important from the point of view of Urban heritage and conservation.

2. Further development areas have been notified as new urban extension scheme like Dwarka, Rohini Extension and Narela being taken up by the Authority. There are villages falling in these schemes:

Dwarka 20

Narela and 31  
Rohini Extension

3. Most of these villages have not been notified as urban villages by the MCD, as such these would be considered as rural villages. For the development of rural villages also plan fund are being provided by the Delhi Admn. to the MCD. In view of the fact that plan money for urban as well as rural villages is provided to the MCD as such the development is to be carried out by the MCD. However, where these villages are located in the area declared as development area, the development plan prepared for the village would require approval of the Authority, on the basis of which development can be taken up by the MCD.

4. The matter is placed before the Council for consideration.

### R E S O L U T I O N

Sh. Sajjan Kumar, MP, suggested that civil facilities to urban villages falling in development areas should be catered for while drawing up plans. He was of the view that in future DDA should make adequate provision for extension of the village and sufficient green buffers should be provided between the villages and the future urban constructions. The suggestion was noted.

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Item No.  
1.9 AC/92

Sub:

(36)

Information sought by the Members  
of Advisory Council.  
(F.No. 1(1)92/MC/DDA

I

Item No. 1

Issues raised by Shri Sajjan Kumar, MP.

D.D.A. was having a proposal for the construction of 8 Community Centres in Rohini and Pitampura area. Tenders were also invited from the contractors. Later on we came to know that this proposal was suddenly postponed by the Authority and construction work of the community centres was stopped. What were the circumstances which compelled to stop this work of public importance? How long will it take to start this work again?

Comments

The matter is under consideration of Screening Committee of DDA.

Item No. 2

As per reliable information 13,000 plots of 25 sq.yds. are lying ready for the re-settlement of jhuggi-jhompri colonies with the DDA. Since long why its allotment is being delayed unnecessarily, whereas the problem of re-settlement of jhuggi jhompri is increasing continuously. How long will it take for the allotment of these plots?

Comments

The work pertaining to re-settlement of JJ dwellers has been transferred to MCD w.e.f. 1.9.92.

Item No. 3

Alternative residential plots are allotted to those farmers/persons whose agricultural land is acquired. It is the accepted policy of the Authority that the alternative plots would be allotted in the nearest developed residential colony. Authority had proposed to allot alternative plots to the farmers of Poothkhurd, Mangolpur Kalan, Mangolpur Khurd, Badli, Hyderpur, Samepur, etc. in Narela Residential Scheme against its accepted policy. When the concerned people protested this proposal after being annoyed, the Authority accepted in principle that proposal was against the accepted policy of the Authority. Are these people being allotted plots in the nearest residential colonies? If yes, how long will it take to implement it?

Comments

As per policy invogue the Land & Building Department makes recommendation for allotment of alternative plots in a particular zone. The villages comprising in Rohini Residential Scheme as also the Narela Residential Scheme fall in the North Zone. Therefore, no distinction is made in allotting alternative plots to the recommendees of different villages in the residential schemes taken in North Zone. However, efforts are being made to carve out alternative plots in Rohini Residential Scheme itself so that the recommendees of the above mentioned villages could be allotted alternative plots in Rohini in accordance with their seniority. This will be, however, subject to availability of land and infrastructural facilities.

Item No. 4 How many applications are pending with the DDA for the allotment of plots in place of the acquired land? Is it correct that some applicants have been waiting for many years and the Authority have not yet allotted alternative plots to them? How long will it take for the disposal of the applications of these applicants? What steps are being taken by the Authority to remove this lengthy process?

Comments As on 30.6.92, 3537 recommendees were waiting allotment of alternative plots as per details given below:

Zone	400 S.Yds.	250 s.yds.	150 s.yds.	80 s.yds.	40 s.yds.	Grand Total
East	93	255	-	01	-	349
West	90	243	03	02	-	337
North	396	993	23	30	271	1713
South	189	455	04	11	-	659
Dwarka	19	164	136	160	-	479
Grand Total	737	2109	166	204	271	3537

Efforts are being made to liquidate the backlog as soon as possible. The fulfilment of this target will depend upon availability of land and infrastructural development. The matter is being periodically reviewed to ensure that the requisite action is taken by the concerned departments. Instructions have been given to Commr.(Plg) to carve adequate alternative plots while planning residential schemes in future. An agenda note is also being circulated on this issue.

Item No. 5 The development and maintenance of the Re-settlement colonies have been transferred to MCD but the local shopping centres have not been transferred so far properly. Consequently, the position of maintenance of shopping centres have become very grave. It has been known that there is some technical dispute between the Authority and MCD what is the dispute and what steps are being taken to solve the dispute and how long will it take to solve it?

Comments Local shopping centres were not transferred to MCD at the time of handing over maintenance of the colonies. Moreover as per orders of former L.G. development of commercial projects is to be done by DDA(Main). These continue to be with DDA. There is some ambiguity regarding transfer of lands in subsequent orders recently issued by the Government for transfer of Slum & JJ Wing to MCD w.e.f. 1.9.92. Efforts are being made to resolve the issue and the council will be apprised of the position in due course.

Item No. 6

The condition of the urbanised villages is very pitiable and serious in view of the civil amenities. For this condition the working style of DDA is fully responsible. While developing the industrial areas and residential colonies on the acquired land of the concerned villages, DDA ignoring the facilities of the villages adopted a monopolistic attitude which resulted the present situation. This fact was admitted in principle at a number of times that the development of the related villages and proposed residential & industrial colonies, would be made parallel and as a unit but this policy was neglected continuously. To ensure the development in the present condition of the urbanised villages and around development of the villages to be declared as urbanised in future is the Authority considering over any scheme and what is its outlay?

Comments

A regular agenda item on this subject has been circulated for consideration of the council.

Item No. 7

To avoid the provisions of Land Acquisition Amendment Act, 1984, Delhi Development Authority has imposed such a ban declaring the adjoining villages of Dwarka Residential Scheme and Narela Residential Schemes as 'Developed Area' which has not obtained the legal sanction. Due to this ban, the related villages have got the adverse effect on the agricultural works and the infringement of the legal rights of the farmers. Neither the land of the farmers is being acquired nor they are being paid any compensation nor they are getting power connections for the tube wells for their agricultural works. It has created a kind of ambiguity and unconstitutional situation before them.

Has Authority received any request from the farmers that this illegal ban should be removed. What is the policy of the Authority in this connection?

Comments

Urban extension has been declared as 'development area' for regulating building activity. It does not prohibit the use of the land for genuine agricultural purposes.

Item No. 8

In outer parliamentary constituency of Delhi, Shahbad Dairy is such a colony which can neither be called a rehabilitated colony nor Slum & JJ. Due to this ignoring manner and uncertain thinking of DDA, the condition of this colony is worse than hell. More than 50,000 inhabitants of this colony are very sad & unhappy by their present condition as well as they are doubtful and scared about their future also.

Many years ago, the jhuggies from Naniwalabagh (Azadpur) Shalimar Bagh, Mayapuri, Rajouri Garden and other places were shifted to Shahbad Dairy on this assurance that they will be settled there by providing them the alternative plots measuring 25 sq.yds. with civil amenities. Years have passed but this assurance could not be fulfilled. Resultantly this colony turned into a hell due to the shortage of water, insanitation, roads, drains and other facilities. When will they be provided the alternative plots?

Comments Slum & JJ Wing has been transferred to MCD w.e.f. 1.9.92.

Item No. 9 The Slum Department of DDA has been transferred recently to MCD. Possibly this process has been repeated twice before the same. On the one hand due to frequent transfer of such important departments the activities of such departments suffer adversely. On the other hand it also creates administrative hindrances which create problems to the general public and the officers and the staff.

We would like to know whether this decision is static and final? What will be the functions of Slum Deptt. on connecting it with MCD and what will be the position of its staff after the transfer?

Comments As per orders of Delhi Administration the status of the employees of Slum & JJ Wing will be as under:

- 1) The employees of the Slum & JJ Wing of the DDA will become the employees of Slum & JJ Department of the MCD. They will continue to be governed by their present terms and conditions of service. They will not be merged with an cadres of the MCD till any orders to the contrary are issued.
- 2) The employees of the DDA who are presently posted to the Slum & JJ Wing of the DDA will continue to work as part of Slum & JJ Department of the MCD till further orders. They will continue to be governed by their present terms and conditions of service. They will also continue to be members of the cadres of DDA of which they form part.

Item No. 10 It is true that the residents of Slum areas of Old Delhi were transferred to Slum Quarters built by DDA which are situated in New Karam Pura, Ranjit Nagar and Madipur (Paschim Puri) etc. in 1984 by allotting them alternative accommodation under 20 Points Programme? It is also true that the notices have been issued to such residents regarding payment of the cost of these slum quarters between Rs.35,000/- to Rs.38,000/-. Whether any request has been made by the concerned families to reduce the license fees & cost of quarters? What is the reaction of DDA on this request? Whether license fees and cost of the quarters will be reduced? What is the cost of Slum quarters allotted in New Karam Pura and Ranjit Nagar has been charged by DDA?

Comments The matter concerns Slum & JJ Wing which stands transferred to MCD w.e.f. 1.9.92.

Item No. 11 Is Horticulture Department of DDA has recently increased the rent of the parks and amount of advance booking for reservation for the purpose of marriage and other festivals. If yes, what is the rate of increased money and from which date it has been increased and what is its justification?

Comments

The rates of license fee are given in the enclosed circular of 22.11.91 (Appdx. 9-A pages 46-47) The rates have been brought at par with MCD.

Item No. 12

Is it true that the Authority according to their pre-determined targets unable to allot the houses to the people as per their demands, who are waiting for a period of more than one decade? How many houses will be required by the end of Eight Five Year Plan.

How many people & in how many categories are in the waiting list and from which date they are waiting? What is the DDA's present capacity to build & allot houses. What measures are being taken by the Authority to increase the house building capacity?

Comments

Presently, the registrants of New Pattern Registration Scheme, 1979, Self Financing Scheme-V, 1982, Self Financing Scheme-VI, 1985 and Ambedkar Awas Yojna are awaiting allotment of flats. The total number of persons registered under each scheme and those awaiting allotment/allocation is given below:

Name of the Scheme	Persons registered	Persons awaiting allotment as on 1.9.9
NPRS 1979	1,71,272	64,540
SFS-V	37,258	3,948
SFS-VI	17,805	9,328
Ambedkar Awas Yojna	20,000	20,000

It is proposed to provide flats to all the waiting registrants in the Eight Five Year Plan subject to availability of land and infrastructural services.

Item No. 13

Is it true that Delhi Administration had acquired such land on which houses were already constructed over the years before the acquisition and the people are demanding to free the land from acquisition? What is the policy of the Authority in the matter?

Comments

The matter concerns Land & Building Department, Delhi Administration and is being referred to Secy. L&B.

Item No. 14

Is there any scheme for the change of the administrative set up of Delhi Development Authority under consideration? If so, what is the form of the scheme?

Comments

The matter concerns the Ministry of Urban Development.

Item No. 15 Is it true that in 1983-84 houses were constructed under the scheme for providing the houses at lower rates to the landless persons and harijans of the urbanised villages? Is it also true that the houses constructed under the scheme were not allotted to landless persons and harijans of the urbanised villages?

What is the present position of the scheme? Whether the houses will be constructed and allotted to the landless persons and harijans of urbanised villages under this scheme or any other alternative scheme?

Comments

Flats at Peera Garhi, Madipur & Kalu Sarai were constructed for allotment to the Harijan Landless Labourers who were affected by acquisition of land. As the Delhi Administration could not identify the actual beneficiaries who would have been affected on account of acquisition of land and actually become landless labourers, these flats remained vacant as such. Since Delhi Admn. was unable to identify the actual beneficiaries to whom these flats could be offered, a decision was taken by Lt. Governor in the month of July, 1990 that these flats cannot be kept vacant for indefinite period and, therefore, these flats may be allotted to the registrants under Janta Category by DDA. However, as and when Delhi Administration will be able to identify the actual beneficiaries, DDA will provide alternative flats to them. Accordingly, these flats were allotted to the Janta registrants in February, 1991. There is no proposal at hand to allot houses under the scheme as the beneficiary group has not been identified and the scheme has been dropped by the Govt.

**II**

Issues raised by Shri J.P. Goel

Item No.1&2

1. In 1984 a high power committee was formed by DDA for the cleaning of the Yamuna water from the 17 nullahs and sewage water of the unauthorised colonies falling in the Yamuna. What happened to the report of the committee and why it was not implemented?
2. Yamuna River is spread over 100 sq.miles while its actual water is spread only in 25 sq.miles. A plan was prepared to beautify/clean the river beds in 1987 by the Advisory Council in its last meeting five years ago. What happened to this Plan/Scheme?

Comments

An agenda item has been separately put up for the consideration of the Council.

Item No. 3

In and around urban villages the land is lying vacant. In 1987 a scheme/project was prepared by the DDA. No Building Plan has been passed in the urban villages and almost all the land in the urban villages are built up by the people themselves. Can't the plan of the urban villages be sanctioned after charging Development Charges?

Comments

Since urban villages vests with MCD, the plans are to be sanctioned by MCD on the basis of the approved development plans prepared by them. Kindly also refer to agenda note circulated in the meeting.

Item No. 4

DDA has no money even to pay salaries to its employees. Thousands of plots are lying vacant of Nazul-I land of 1917-1937 and later on from 1937-1957 of Delhi Improvement Trust. DDA can sell these plots and earn hundreds of crores of rupees. The concerned Deptt. of DDA may be asked to place before the Advisory Council the details of the land/plots and present market value of the same with full scheme.

Comments

Nearly all the nazul lands falling within the urbanisable limits except Yamuna River Red Area have been developed and disposed of. No vacant developed plots are available for disposal on the old Nazul Land transferred to eartwhile Delhi Improvement Trust in 1937. However, there are some plots which are under encroachment and litigation. It is not possible to auction them at this stage.

Item No. 5

In 1990 May, Commercial Projects, Shopping Centre Scheme was prepared by Slum Deptt. of DDA now transferred to MCD. The details of Projects/Schemes be put before the Advisory Council members for discussion and decision.

Comments

A list of 49 such projects is enclosed (Appex. 9-B Pages 48-49).

Item No. 6

It is seen that in Industrial Colonies of DDA and Cooperative Industrial Colonies where land was given by DDA to private societies, the people have constructed more than the plan sanctioned and this construction is as old as the colonies are. To discourage corruption a scheme be prepared to regularise the same after charging penalties etc. as it is recently done by Delhi Administration in residential buildings in MCD & NDMC areas.

Comments

For this purpose the order of MCD/NDMC for residential buildings referred to has been withdrawn and the fresh notification has been issued for inviting objections/suggestions (amendment of Annxure-II of Building Bye Laws 1983). As per the directives of Delhi High Court, Unified Building Bye Laws have also been modified and notified for inviting objections/suggestions by MCD/NDMC.

Item No. 7

A scheme was passed and it was sent to CPWD for implementation to construct a bypass/Road near Maharani Bagh so that the congestion at Mathura Road near Bhogal is avoided and traffic is passed straight to Badarpur from Ring Road. The people are encroaching upon this land for the bypass. What is the latest position of the important bypass so that the encroachments are avoided.

Comments

The alignment plan was considered by the DDA in one of the Tech. Committee meetings wherein CPWD was requested to send a detailed survey of the lands likely to fall in the road alignment and the lands section of the DDA has been directed to control the encroachments in the area. It can be implemented after the detailed alignment

plan based on the survey made available by the CPWD is prepared and approved by the competent authority.

Item No. 8

Various Delhi Administration offices are being run in the private building falling under the Master Plan as residential. This is well within the knowledge of the DDA. This is the clear violation of the Master Plan by the Govt. itself. It encourages the other private owner to let out their residential premises as commercial premises. What is the way out and whether any scheme has been prepared by the DDA to solve this serious problem of the violation of the Master Plan. In how many cases the DDA has deducted this violation and council may kindly be informed of the action taken by DDA.

Comments

A note explaining the position is enclosed as (Appdx. 9-C pages 50-51-).

Item No. 9

Various factories are being run in the non-conforming areas for the last so many years. Like regularisation of unauthorised colonies a scheme/survey may be prepared by DDA to regularise all such factories if there is any scheme already under consideration which DDA it may kindly be put before Advisory Council meeting.

Comments

This issue is to be dealt as per provisions of MPD-2001 which came into force on 1.8.1990. Please see detailed note at- (Appex. 9-D pages 52-53.)

Item No. 10

The shifting of wholesale markets and transporters from the walled city was under consideration by the DDA. Schemes were prepared by the DDA. What is the latest position of these schemes so that affected people are informed well in advance and their use may also be considered.

Comments

The subject matter is being monitored by an expert group under the Chairmanship of Lt. Governor, Delhi. Poultry market from Jama Masjid has been shifted to Gazipur recently.

Item No. 11

The plans of the buildings were sanctioned by the DDA/MCD/NDMC after taking Affidavits from the owners that excess land shall be handed over to the Authority when required by them under the road widening scheme or any scheme. How many affidavits were received by the various authorities and what happened to the handing over excess land?

Comments

Schemes/plans approved by DDA for new schemes, such situation does not arise.



### III

#### Points raised by Shri Sunil Dev

- |                   |  |
|-------------------|--|
| <u>Item No. 1</u> | Allotment of land to Bochasanwasi Shri Akshar Purushottam Sanstha on the bank of River Yamuna.   |
| <u>Comments</u>   | The project of channelisation of River Yamuna has not been finalised as yet, therefore, allotment of land in Yamuna River Bed Area is not feasible at this stage.  |
| <u>Item No. 2</u> | Sports field in an around the residential colonies in Master Plan.   |
| <u>Comments</u>   | In the last five years, DDA has taken on priority the construction of sports complexes. Some of them have already come up in Siri Fort, Hari Nagar, Rohini, Ashok Vihar, Paschim Vihar, Saket, etc.  |
| <u>Item No. 3</u> | Steps to stop unauthorised construction/increasing residential to commercial in the Residential Colony.  |
| <u>Comments</u>   | Recently, a survey has been conducted by the DDA in the development area of the DDA for the misuse of basements in residential area and action is taken under the provision of the Act for the unauthorised construction and misuse of the residential premises. Details are given in ( <u>Appdx. 9-C. Pages 50-51</u> ) |
| <u>Item No. 4</u> | To improve quality of construction at DDA land.  |
| <u>Comments</u>   | Sufficient measures have been taken to strengthen quality control in the construction of DDA works viz -   |
| i)                | Training programme for JE & AE have been introduced in quality control measures.   |
| ii)               | Whenever repetitive defects noticed, circulars are issued by CE(QC) and Engineer Member in this regard suggesting precautions to be taken.   |
| iii)              | Recently Quality Control Workshop was held in all the zones along with Residents Welfare Associations to discuss across the table the problems faced by them and to get a feed back about the deficiencies. This was held to improve not only the relation with the allottee but also to minimise the defects.           |
| iv)               | A Hand book for quality assurance is under print which shall be of great help to the site staff.   |
| v)                | Quality Control Cell was established in August, 1982 and since then it is inspecting the works at random to check the quality and also seizing the materials for test. Vigilance action is taken in the matter of serious irregularity and defects.  |
| vi)               | CTE under Central Vigilance Commission is also inspecting the works and pointing out the defects.  |
|                   | The site staff are more conscious of the quality and we are getting less complaints from the allottee.   |

<u>Item No. 5</u>	Indtroduction of Pre-Fab. construction.
<u>Comments</u>	The suggestion is noted and the matter is under active consideration.
<u>IV</u>	<u>Issues raised by Shri D.S. Meshram, TCPO</u>
<u>Item No. 1</u>	Scope for involvement of private sector in implementation of Master Plan proposals.
<u>Item No. 2</u>	Review of enforcement of Master Plan proposals for identifying the areas of success and failures.
<u>Comments</u>	Detailed agenda items are placed before the Council on these subjects.
<u>V</u>	<u>Issues raised by Dr. Dev Raj, Municipal Health Officer</u>
<u>Item No. 1</u>	Norms for medical care and delivery of primary health care to the pupil.
<u>Comments</u>	The norms have been provided in MPD-2001. Details of which are given in ( <u>Appdx. 9-E</u> page <u>54</u> ).

### R E S O L U T I O N

The Members noted the information.

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DELHI DEVELOPMENT AUTHORITY  
DIRECTORATE OF EORT. (SOUTH).

No: DMS/Devt/89(3)/misc-2/547.51 Dated: 22.11.91

To

All Dy. Directors (Eort.),  
Eort. Divn. No. I, III, IV, VI & VIII,  
Delhi Development Authority,  
NEW DELHI.

Sub:-

Revision of rates for the booking of  
parks.  
.....

As you are well aware that MCD has revised the rates for the booking of parks for exhibition/ commercial non-commercial and social purposes. Accordingly instructions were given to all the Dy. Directors during the meeting held in the first week of Jan, 91 to revise the rates for booking of parks at par with that of MCD.

However, it has been noticed that whereas some divisions have followed the revised rates while some are still charging the old rates.

It is, therefore, again reiterated and enjoined upon all the Dy. Directors to charge the revised rates for booking of parks failing which they themselves will be responsible for any action taken for the loss being borne by the Deptt.

The revised rates are again being given

below:-

(A)

For Educational & Cultural Exhibitions  
and Fairs.

- |       |                            |  |
|-------|----------------------------|--|
| (i)   | <u>Booking Charges:-</u>   | Parks upto 1 Acre-<br>Rs. 500/- Per Day.     |
|       |                            | Parks more than 1 Acre<br>Rs. 1000/- Per Day |
| (ii)  | <u>Entrance Money:-</u>    | Parks upto 1 Acre-<br>Rs. 1000/-             |
|       |                            | Parks more than 1 Acre<br>Rs. 1000/-         |
| (iii) | <u>Screening charges:-</u> | Parks upto 1 Acre-<br>Rs. 100/- Per Day      |
|       |                            | Parks more than 1 Acre<br>Rs. 200/- Per Day  |

(B)

For Circus and other commercial Activities

(47)

- (i) Booking Charges - Rs. 2500/- Per Day.
- (ii) Security Charges - Rs. 15000/-
- (iii) Stalls of 7'X5' size Rs. 50/- Per Day.

(C) Fixing of stalls for the functions organised by Religious Societies and Social Organisations for general functions:-

- (i) Stall Charges - Rs. 30/- Per Day.
- (ii) Security Charges - Rs. 1000/-

During the Booking period for all the above three purposes, water and electricity shall be arranged by the users at their own.

( R. DAYAL )  
DIRECTOR (SOUTH)  
D. D. A.

17/11/91

28/11/91

.....

**DETAILS OF COMMERCIAL PROJECTS UNDER PLANNING AND  
EXECUTION BY DELHI DEVELOPMENT AUTHORITY (MAIN).****(a) - COMMERCIAL PROJECTS TRANSFERRED BY COMM.R.(SLUM)**

Sl. No.	Name/Location of projects.
1.	Distt.Centre at Shivaji Place
2.	Community Centre at Shahjadabagh
3.	C.C. at Madipur (Punjabi Bagh Extn.)
4.	Community Centre at Kalkaji
5.	Community Centre at Motia Khan
6.	L.S.C. at Sunlight Colony
7.	L.S.C. at Shivaji Enclave
8.	Commercial Plots at Asaf Ali Road, a) Plot No. 1 & 2 b) Plot No.8 & 9 c) Plot No. 3,4 & 5 d) Plot No. 6 & 7 e) Plot No.10
9.	Multi-storeyed Tower Block at Shivaji Place.
10.	Tower Block at Shahzadabagh
11.	Flatted Factory complex at Shahzadabagh
12.	Facility Tower Block at Shahzadabagh
13.	Tower Block at C.C.Madipur (Punjabi Bagh Extn)
14.	Lower Level Shopping at C.C.Madipur (Punjabi Bagh Extn)
15.	Tower Block at C.C.Kalkaji
16.	Traffic & Transportation Studies, G-9 Area, Shivaji Place.

## (b) - COMMERCIAL PROJECTS TRANSFERRED BY COMMR.(SLUM)I

Sl.No. Name/Location of projects.

1. Community Centre at Patparganj
2. Community Centre at Jahangirpuri, Block B&H.
3. Community Centre at Nand Nagri
4. Community Centre at Raghubir Nagar, Block 'F'
5. Community Centre at Mangolpuri.
6. Community Centre at Jahangirpuri, Block C&D.
7. Community Centre at Dakshinpuri.
8. Community Centre at Dakshinpuri
9. Community Centre at Raghubir Nagar, Sector 'D'
10. L.S.C. at Mangolpuri 'F' Block.
11. L.S.C. at Mangolpuri 'S' Block
12. L.S.C. at Mangolpuri 'I' Block
13. L.S.C. at Mangolpuri 'N' Block
14. L.S.C. at Mangolpuri 'A' Block
15. L.S.C. at Mangolpuri 'K' Block
16. L.S.C. at Sultanpuri 'C' Block
17. L.S.C. at Sultanpuri 'F' Block
18. L.S.C. at Sultanpuri 'C' Block Extn.
19. L.S.C. at Sultanpuri 'D' Block.
20. L.S.C. at Sultanpuri 'B' Block.
21. L.S.C. at Dakshinpuri
22. L.S.C. at Nand Nagri 'F&G' Block
23. L.S.C. at Nand Nagri 'A' Block
24. L.S.C. at Nand Nagri 'K&L' Block
25. L.S.C. at Khichripur.
26. L.S.C. at Himatpuri 21 & 27 Block
27. L.S.C. at Himatpuri 29 & 19 Block
28. L.S.C. at Khyala, Ph.I & II
29. L.S.C. at Shakurpur 'C' Block
30. L.S.C. at Sultanpur 'A' Block
31. L.S.C. at New Seemapuri
32. L.S.C. at Shakurpur near Samarat Cinema
33. L.S.C. at Jahangirpuri 'F' Block.

- Item No. 2      **Functioning of Government Offices  
from residential premises.  
( Proposed by Shri JP Geel ).**  
&
- Item No. 3      **Unauthorised conversion - of  
residential premises into commercial.  
Proposed by Shri Sunil Dev.**

The Enforcement Branch initiates action against violations of section 14 of DD Act under Section 29(2) of the DD Act, 1957.

The Authority vide resolution No.140, dated 29.12.76 has approved that the offices of Food & Civil Supplies Deptt. and Fair Price Shops be exempted from Zoning Regulations and allowed to function in residential areas. In view of this resolution misuse cases against such offices of Delhi Admn. functioning in residential buildings have not been taken up.

In addition to this the DDA is preparing a compounding policy to regulate the cases of misuse under Section 34 of the DD Act, 1957. A four members Committee was constituted by the Vice-Chairman, DDA under the Chairmanship of Commissioner (Lands).

Recommendations of the Committee was placed before the Authority in its meeting held on 19.9.91. It was resolved that the proposed terms and conditions for regulating misuse of premises be approved within the purview of the guidelines contained in the Authority Resolution No. 104, dated 19.9.91 (copy enclosed). It was further resolved by the Authority that the draft regulations be submitted to the Government of India for notification. As soon as the notification is issued, action will be initiated against the misusers within the purview of the policy.

A performance chart of the Enforcement Wing for the past three years is enclosed.

*22/9/91*  
*53/91*

(51)

Statement showing the position of cases launched in the court and  
Nos of cases decided by the Hon'ble court, Amount of penalty  
imposed by the Hon'ble Court.

Year	Nos. of cases Launched in the Court	Nos. of cases decided by the Court.	Convicted	Acquitted	Ordn. to Record Return	Withdrawn	Fine Imposed by the Court
Balance upto.							
1986-87	1572		127	86	11	10	Rs. 2,72,433/-
1987-88	319	234	116	78	11	14	Rs. 6,62,540/-
1988-89	60	219	157	53	14	-	Rs. 2,68,313/-
1989-90	13	224	158	54	12	6	Rs. 2,33,326/-
1990-91	5	230	208	38	15	-	Rs. 2,39,950/-
1991-92	19	261					
upto 31.12.							
15.9.92	81	317	28	18	19	-	Rs. 1,00,459/-
		65					

For  
General



Item No. - Policy regarding regularisation of unauthorised factories in non-conforming areas - Proposed by Shri J.P. Goel.

The Industrial policy was discussed in the Authority meeting held on 7.7.1992. The salient features of the new Industrial policy are as follows:-

- (a) There should be no provision for new industrial Estates in the Urban Extension Area of MPD - 2001.
- (b) Delhi Administration should identify the existing units which are hazardous / obnoxious, heavy and large and require to be closed down and shifted outside the Union Territory of Delhi.
- (c) On receipt of the recommendations of Delhi Admn. the local bodies will take necessary action for the closing or shifting of such industries. The closure or shifting of the industries thus identified should be completed by 1.8.1998 i.e. within three years of the coming into force of MPD - 2001.
- (d) Master Plan - 2001 envisaged 6 - 7% of Urban Extension Area to be provided for Industrial Estate. In view of (a) above (not having any new Indl Estates), the Master Plan land uses in Urban Extension Area be readjusted as under:-
  - (i) Additional 2% to be added in commercial use for ' Service Industries '.
  - (ii) additional 3% to be added in ' residential use Zone ; and
  - (iii) additional to the extent of 2% for ' public and semi Public ' use and ' recreational ' use put together.

Accordingly necessary amendment in MPD - 2001 be taken up.

- (e) MCD should take up the development of 11 growth centres in accordance with MPD - 2001 on priority basis.

In addition to this it is to be stated that with regard to small scale / house hold industries the policy for allowing temporary continuance was examined by a Committee of Officers constituted for framing terms and conditions governing such misuse. The following recommendations were made with regard to such industrial units:-

- (i) House hold industrial units with maximum 5 workers and one K.W power may be allowed to continue in residential area on temporary basis subject to the other conditions mentioned herein.
- (ii) Payment of prescribed composition fee.
- (iii) Giving an undertaking to stop the misuser within a period of three years or till coming into force of Zonal Development Plan/ Urban Renewal Plan, whichever ever is earlier.

contd.....

(iv) Misuse cases that are covered under the Zonal Plan/Urban Renewal Plans would be considered for permanent change to use on payment of conversion fee as provided in the MPD - 2001. The cases not covered in the finalised zonal plan/Urban Renewal Plans will have to shift to conforming areas and temporary continuance permission revoked as soon as Zonal Plans come into force. In view of the highly restricted provisions of mixed use limited to a maximum area of 50 sq.mtrs. on the ground floor for commercial activities in the residential areas the provisions MPD-2001 may have to be reviewed at the time of implementation of these terms and conditions.

The draft regulations framed by the Committee and approved by the Technical Committee vide resolution dated 19.9.91

My An  
22/9/92  
DD(2nd)

## INFRASTRUCTURE—SOCIAL

### Health

Health facilities in Delhi serve city population as well as the region. At present, Delhi has about 15,000 hospital beds at the rate of 2.6 beds per 1000 population. A geographical imbalance in different planning divisions exists in the provision of health facilities. Division E, G and H have only 1.043, 0.992 and 0.051 beds per thousand population respectively. These Planning Divisions need attention on priority.

The two tier system in the form of general hospital and health centre proposed earlier did not satisfy the full requirement of health needs. Now a six tier system has been recommended as given below :

#### (a) General Hospital

1 hospital for 2.5 lakh population  
Capacity 500 beds  
Initially the provision may be for 300 beds  
Area for hospital 4.00 ha  
Area for residential accommodation 2.00 ha  
Total Area 6.00 ha

#### (b) Intermediate Hospital (Category-A)

1 Hospital for 1 lakh population Capacity 200 Beds  
Initially the provision may be for 100 beds  
Area for hospital 2.70 ha  
Area for essential residential accommodation 1.00 ha  
Total Area 3.70 ha

#### (c) Intermediate Hospital (Category-B)

1 Hospital for 1 lakh population  
capacity 80 beds initially the provision may be for 50 beds including 20 maternity beds  
Area for hospital 0.60 ha  
Area for residential accommodation 0.40 ha  
Total Area 1.00 ha

#### (d) Poly clinic with some observation beds 1 for 1.0 lakh population

Area 0.20 to 0.30 ha

#### (e) Nursing Home, Child Welfare and

Maternity Centre 1 for 0.45

1 lakh population

Capacity

25 to 30 beds

Area

0.20 to 0.30 ha

#### (f) Dispensary

1 for 0.15 lakhs population

Area

0.08 to 0.12 ha

In case of specific requirements for medical facilities other than those indicated above, one of the sites which would suit the special requirement of agency, could be used for.

## DELHI DEVELOPMENT AUTHORITY

Item No. Sub: Problems of allotment of alternative  
1-10-AC/92 plots, size of plots in zones in which  
these are allotted.

.....

The scheme of Large Scale Acquisition, development and Disposal of Land in Delhi dt. 2.5.1961 provides for allotment of plots for residential purposes to such persons whose land has been acquired. On the basis of the awards made under the Land Acquisition Act of 1894 Land & Building Department, Delhi Administration has been making recommendations to Delhi Development Authority for allotment of alternative plots of different sizes. A letter of recommendation indicates the area and size of the plot to be allotted and the zone in which alternative plot may be allotted.

2. On the basis of the dates of the letters of the recommendations, DDA has been maintaining seniority list zonewise and sizewise. As and when plots are available in a particular zone, the offers for allotment are made to senior most recommendees and allotment made thereafter through draw of lots.

3. Earlier, the recommendations were being made for allotment in North, South, East and West Zones. Of late, for the land acquired for Dwarka Project, the letter of recommendation indicates that alternative plot may be provided in Dwarka itself.

4. Under the existing policy, recommendees of South Zone are not being offered alternative plots in the same zone; since a decision was taken sometime back at the level of LG to adjust these recommendees in Dwarka Project. This decision was taken among other reasons for the fact that land price in South Delhi had escalated very much and it was felt that available residential plots in South Zone are to be disposed of by the DDA through auction.

5. As on 30.6.1992, there were 3537 recommendees awaiting allotment of alternative plots in all the zones. Enclosed herewith is a statement containing the zonewise and sizewise break-up of these recommendees. (Appendix - 10-A). *Page-58.*

6. At present, there are only about 1000 plots available for allotment. There is a requirement of over 2500 plots in all the zones to liquidate the pendency of recommendees as on 30.6.1992.

7. Recently, when offers for allotment of plots were made to the recommendees of North Zone, certain representations were received on behalf of the recommendees whose land comprises the Rohini Residential Scheme. They alleged that the proposed allotment of alternative plot in Narela Residential Scheme was not in order in as much as the fact that such plots being allotted by the DDA were located at a considerable distance from the villages where their lands were acquired. Rohini & Narela Residential Schemes fall in a same zone i.e. North Zone. Under the existing policy, a recommendees whose land has been acquired in a village comprises Rohini Residential Scheme is liable to be offered a plot anywhere in the North Zone according to his seniority. The demand that recommendees whose lands were acquired for Rohini Residential Scheme are to be provided alternative plots in Rohini itself is being looked into. The feasibility of doing so is under examination.

8. There are 349 recommendees awaiting allotment in East Zone whereas the number of available plots is less than 50. The Planning Department is working out a scheme to adjust these recommendees in some other zone subject to the approval being given for the same by the Competent Authority.

9. Though, there are 737 recommendees in all zones who have been recommended the largest plot size i.e. 400 sq. yds., such plots have not been carved out in the recent past. Consequently, the

availability position of these plots is extremely low. An exercise is at hand to make adjustment at the planning stage so that in future the plot size made available under the scheme are as close as feasible to the recommended size. In fact, efforts are also on to make such adjustment in the plots which are already in the pipeline for development purposes.

10. The matter is placed before the Council for consideration.

#### R E S O L U T I O N

The issue was discussed at length, and it was explained that efforts were being made to allot the plot to the persons on the waiting list upto 31.3.91 within the next three months. The Members expressed satisfaction on the prospects of liquidating the waiting list upto 31.3.91.

\*\*\*\*\*

58

Annexure- 1/10-A

STATEMENT SHOWING SIZEWISE BREAK-UP OF RECOMMENDATIONS  
AWAITING DISPOSAL AS ON 30.6.92.

.....

Zone	400 sq.yds.	250 sq.yds.	150 sq.yds.	80 sq.yds.	40 sq.yds.	Grand Total
East	93	255	-	01	-	349
West	90	242	3	02	-	337
North	396	993	23	30	271	1733
South	189	455	4	11	-	659
Darks	19	164	136	160	-	479
Grand Total	737	2109	166	204	271	3537

सचिव,  
सलाहकार परिषद,  
दिल्ली विकास प्राधिकरण

सचिव,  
सलाहकार परिषद,  
दिल्ली विकास प्राधिकरण

Asstt. Dir. LAB (Res.)

DELHI DEVELOPMENT AUTHORITY  
( SECRETARY'S OFFICE )

List of the agenda to be discussed in the meeting of the Advisory Council of the Delhi Development Authority fixed for 20.05.93 at Vikas Sadan, New Delhi.

I N D E X

<u>S.No.</u>	<u>ITEMS</u>	<u>S U B J E C T</u>	<u>PAGE NO.</u>
1.	1.1.A.C./93	Confirmation of the minutes of the meeting of the Advisory Council held on 16.10.92 at Vikas Sadan, New Delhi. <u>(F.No. 1(2)/93/MC/DDA.)</u>	1-7
2.	1.2.A.C./93	Action Taken Report on the items taken up by the Advisory Council in its meeting held on 16.10.92. <u>(F.No. 1(3)/93-M.C./DDA.)</u>	8-20
3.	1.3.A.C./93	Physical & Financial achievements of the D.D.A. for the year 1992-93.	21-27
4.	1.4.A.C./93	A scheme to decongest congested areas of Delhi by: i) Shifting of Trucking Activities with Warehousing; ii) Shifting of Wholesale Trade and Markets. <u>(F.R. 1(6)/90-Dir.(TYA)/Pt.)</u>	28-34
5.	1.5.A.C./93	Planning of river Yamuna bed.	35-50
6.	1.6.A.C./93	Annual Action Plan of the DDA for the year 1993-94. <u>(F.2(9)93/P&amp;C).</u>	51-61
7.	1.7.AC/93	Station Position of Important projects & Major difficulties being faced in developmental works <u>(E.M. 3(14)92).</u>	62-70
8.	1.8-AC/93	Involvement of Private developers in the land development and construction process in Delhi. <u>(PS/Commr.(LD)/93).</u>	71-102



DELHI DEVELOPMENT AUTHORITY

BRAND MINUTES OF THE MEETING OF THE  
ADVISORY COUNCIL OF D.D.A. HELD ON  
20.5.1993 AT 11.00 A.M. AT VIKAS SADAN.

The following were present:-

PRESIDENT

1. Shri P.K. Dave,  
Lt. Governor, Delhi.

MEMBERS

2. Shri R.K. Dhawan,  
MP, Rajya Sabha.
3. Shri Hari Kishore Singh,  
MP, Lok Sabha.
4. Shri Sajjan Kumar,  
MP, Lok Sabha.
5. Shri J.P. Goel,
6. Shri Sunil Dev,
7. Shri Chattar Singh,
8. Shri S.P. Jakhanwal,  
Vice-Chairman, DDA.
9. Sh. P.K. Kumarin,  
D.G. (Defence Estate),
10. Sh. Y.P. Gambhir,  
Chairman, C.E.A.,
11. Shri. K.K. Trikha,  
GM, M.T.N.L.,  
REPRESENTED BY  
Shri S.S. Goyal,  
GM (Plg.), M.T.N.L.
12. Shri D.P. Gupta,  
D.G. (Min. of Transport)  
REPRESENTED BY  
Shri V.K. Arora,  
C.E., M.O.S.T.
13. Shri Dev Raj,  
Municipal Health Officer.

INVITEES

14. Shri H.D. Sharma,  
Engineer Member, DDA.
15. Shri K.N. Khandelwal,  
Finance Member, DDA.

16. Shri A.P. Sinha,  
Principal Commissioner, DDA.
17. Shri J.C. Gambhir,  
Commissioner (Plg.), DDA.
18. Shri S. Roy,  
Commissioner (L.D.), DDA.
19. Shri A.J.S. Sahney,  
Commissioner (Housing), DDA.
20. Shri R.G. Bhatnagar,  
Director (TYA), DDA.

SECRETARY

21. Shri Ranbir Singh.

\* \* \* \* \*

Welcoming the Members to the first meeting of the Council in the current year the Lt. Governor/ President of the Council stated that some improvements were perceptible; but availability of water, electricity and housing continued to be pressing problems. To meet the growing demands larger resources are to be pooled. These can be supplemented through privatisation. There should also be an optimal use of land as it has become a scarce commodity.

1. Item No.  
1.1.A.C./93      Subject: Confirmation of the minutes of meeting of the Advisory Council held on 16.10.92 at Vikas Sadan, New Delhi.  
(F.No. 1(2)/93/MC/DDA.)

Confirmed.

2. Item No.  
1.2.A.C./93      Subject: Action Taken Report on the items taken up by the Advisory Council in its meeting held on 16.10.92.  
(F.No. 1(3)/93/MC/DDA.)

The Council noted the information. However, it was felt that certain issues needed to be further elaborated, and additional information was also sought on some of the points, details of which are in Annexure 'A'. This should be supplied to the members at the earliest.

3. Item No.  
1.3.A.C./93

Subject: Physical & Financial  
Achievements of the DDA in  
the year 1992-93.

The Council noted the comparative figures of Physical and Financial Achievements in 1992-93 as compared to 1991-92. Notable achievements were, 59% increase in fresh starts of houses, offer of land to 257 Cooperative Group Housing Societies; 100% increase in the completion of small shopping centres; finalisation of 4 zonal plans (out of 8), transfer of 282 colonies to M.C.D.s, 125% increase in offer of alternative plots to those whose land has been acquired; 5-fold increase in quantum of land acquired; 20% increase in receipts from auction of shops; zero-based establishment budget, 20% reduction in maintenance expenditure.

The Council, however, made the following observations:-

1. The number of CGHSs waiting for allotment of land is about 1140. Steps should be taken to offer land to them.
2. The Council noted that 2566 applications for conversion of lease-hold tenure to free-hold were decided upto 31-12-92 out of 2968. C(LD) informed the meeting that <sup>the</sup> remaining cases were pending for want of documents and applicants have been asked to complete the same.

3. While discussing the efforts made on economy in maintenance expenditure, Council wanted to ensure that the quality of work should not be adversely affected by economy measures. VC/DDA explained major items on which economy had been effected and assured that economy would not be at the cost of efficiency and quality of works.

4. Item No.  
1.4.A.C./93 Subject: A scheme to decongest congested areas of Delhi by:
- (i) Shifting of Trucking Activities with Warehousing
  - (ii) Shifting of Wholesale Trade and Markets.
- (F.No.1(6)/90/Dir(TYA)/Pt.)

Deferred.

5. Item No.  
1.5.A.C./93 Subject: Planning of river Yamuna bed.

Deferred.

6. Item No.  
1.6.A.C./93 Subject: Annual Action Plan of D.D.A. for the year 1993-94.
- (F.No. 2(9)03/P&C).

Deferred.

7. Item No.  
1.7.A.C./93 Subject: Status position of important project and major difficulties being faced in Development Work.
- (F.No. E.M.3(14)/92).

Deferred.

8. Item No.  
1.8.A.C./93 Subject: Involvement of Private Developers.
- (F.No. PS/Commr.(LD)/93.)

Deferred.

Miscellaneous

(1)

The Members made some general observations and suggestion which are given in Annexure 'B'. Information on these points should be provided to the Members at the earliest.

(ii)

Adequate notice should be given for meetings of the Council to enable the Members to send their proposals for inclusion in the Agenda.

(iii)

Agenda should be circulated at least one week before the meeting.

(iv)

Next meeting of the Advisory Council shall be held in the last week of June, 1993 in which brief presentations will be made on the Agenda items at Sl.No. 4, 5 and 8 above to be followed by a discussion. A brief report regarding Item at Sl. No. 8 of the Agenda should be circulated in advance.

OBSERVATIONS ON ACTION TAKEN NOTE OF THE MEETING OF  
ADVISORY COUNCIL HELD ON 16.10.92.

The following specific queries were made  
against the items mentioned below:-

(S.Nos. are of  
Action Taken  
Note already  
circulated).

I Supplementary information on points raised  
by Sh. Sajjan Kumar.

(iii) Shifting of noxious and hazardous industries:-

Details of the scheme of shifting hazardous  
industries should be provided stating as to  
when these industries are required to be closed;  
and if these are to be shifted then to what  
place. Legal aspects of shifting of these  
industries should also be examined.

(iv) Channelisation of River Yamuna:-

Expenditure already incurred on the scheme of  
channalisation of the river by DDA should be  
made available.

(v) Tree Plantation:-

The date & details of circular issued for  
protection of plants should be given. It  
should also be intimated whether Director  
(Horticulture) is sending progress reports  
in this regard regularly and whether the same  
are being superchecked by the higher authorities.

(vi) Redevelopment of urban villages:-

Details of the schemes for Amberhai and  
Bagdola should be made available, explaining  
the conditions at site especially in regard  
to green buffer which is proposed to be  
provided around the villages.

(vii) Plots under 20 Point Programme:-

As the land is acquired by Delhi Administration  
at the initiative of DDA, DDA should provide  
details of the area which are not to be acquired  
specially in the context of plots allotted under  
20 Point Programme. The number of cases where  
land has to be denotified or errors rectified  
in the last 3 years in this regard should be  
given.

(xii) Role of DDA in extension of Lal Dora.

DDA's role, if any regarding extension of Lal Dora should be explained.

(xiii) Low Cost Shopping Centres:-

The number of colonies in which Low Cost Shopping Centres are being planned should be intimated and the total number of shops to be made available may be indicated.

(xiv) Registration under NPRS and Ambedkar Awas Yojna.

Number of registrants under Ambedkar Awas Yojna should be given separately.

(xvii) Allotment of Alternative plots:-

- (2) Number of total pending cases at present regarding allotment of alternative plot should be given. (The figures were furnished by Commr.(LD) in the meeting.)

II. SUPPLEMENTARY INFORMATION ON POINTS RAISED BY SHRI J.P. GOEL.

(III) Decongestion of the walled city.

Full details regarding shifting of godowns from the walled city be made available. (This subject would be discussed at the next Council meeting.)

(iv) Execution of projects in Slum & JJ areas:-

Construction of shops in the slum area and redevelopment colonies should be expedited to make cheaper shops available. Difficulties in respect of availability of sites including those arising from encroachment should be sorted out.

(xi) Speeding up the disposal of Nazul Lands:

Progress of disposal of Nazul lands under the 'Reduced R.F. Criteria' should be watched and reported.

III Supplementary information on points raised by Shri Suhil Dev.

(ii) Use of Sports Fields:-

Guidelines for the use of Sports fields recently identified by D.D.A. should be finalised at the earliest. Whenever goal posts, etc. are to be provided, the same should be done expeditiously.

ANNEXURE 'B'

INFORMATION BOUGHT AND ISSUES RAISED  
BY MEMBERS OF ADVISORY COUNCIL.

\* \* \* \* \*

Shri R.K. Dhawan:

- 1.1 System of redressal of public grievances needs to be streamlined to improve the level of public satisfaction.
- 1.2 Local MPs may be associated with D.D.A. and made ex-officio members as they can contribute a lot.
- 1.3 Due to the faulty policy Delhi has been made a squatting ground and urgent steps should be taken to check this nuisance.
- 1.4 Huge unauthorised construction in the shape of commercial markets is taking place. D.D.A. should come up with their own commercial projects.
- 1.5 There should be proper tie up with MCD/DESU/PWD while planning the projects by D.D.A. so that their implementation becomes smooth.
- 1.6 Zonal plans for walled city are not available. These should be made accessible to the public.
- 1.7 Letters from MPs should be replied at appropriate level.
- 1.8 Huge unauthorised commercial complexes have come up on Vikas Marg, Jawahar and Vikasuri.
- 1.9 Slum Wing had started a registration scheme in 1985 for allotment of tenements under EWS category and the land needs to be made available to the Slum Deptt. for this purpose so that backlog is wiped out.
- 1.10 D.D.A. has not paid electricity and water charges in JJ colonies to DESU/DW&SDU.
- 1.11 Gaon Sabha lands placed at the disposal of D.D.A. has been utilised under various schemes against the government instructions.
- 1.12 Dispute regarding payment of maintenance and deficiency charges to M.C.D. which is pending since long needs to be resolved.

1.13 D.D.A. is not making payment of relocation charges to Slum Wing for shifting of squatters from their lands.

1.14 Central Govt. lands which were placed at the disposal of D.D.A. for maintenance had been encroached upon. What steps are being taken for clearance of squatters?

SHRI SAJJAN KUMAR:

2.1 While appreciating the scheme for channelisation and cleaning of the Yamuna river, it was suggested that request for construction of temples on the river bank is pending with D.D.A. the same needs to be considered. It was further suggested that a separate cell/sub-authority should be created for development of the river bed area.

2.1 While appreciating the concept of 'cheap market' recently taken up by DDA, the scheme should be extended to other colonies of D.D.A.

SHRI HARI KISHORE SINGH:

3.1 While appreciating the steps taken by VC/LG to activate Advisory Council, it was suggested that the image of D.D.A. should be retrieved.

3.2 More land should be allotted to Cooperative Societies. Cooperative Societies are feeling difficulty in paying the amount in time. They should be allowed further time.

3.3 Adequate compensation should be paid to the farmers whose lands are acquired. They should also be given part of the land acquired from them as is done in Maharashtra.

3.4 Small residential plots should also be allotted to the individuals under new schemes.

3.5 Repeatative cutting of the roads by MTNL should be avoided.



Shri Chatter Singh :

- 4.1 The policy of shifting heavy and large industries should be explained clearly. The example of D.C.M. was cited where it is not clear whether it is required to be shifted or not.
- 4.2 The allotment of alternative plots to the persons whose lands are acquired is being made at far away places and at odd locations. The plots should be developed for them in the areas where their lands have been acquired and till then the allotment should not be cancelled.
- 4.3 Shops which were allotted earlier at reserve rate are now being charged market price which is causing hardship to the allottees.
- 4.4 Promotion avenues for senior D.D.A. officers should be opened.

Shri J.P. Goel :

- 5.1 It was stated that he had already sent suggestions which need to be attended on priority.
- 5.2 Keeping in view the acute shortage of drinking water, it was suggested that only raw water should be made available for the purposes of gardening and tubewells should be bored in parks.
- 5.3 Tree plantation should be done along Ring Road, Railway lines and nallahs.
- 5.4 Commercial projects which were prepared by Slum Deptt. when under D.D.A. should be taken up immediately after resolving the dispute.
- 5.5 The scheme for development of land along the NH-8 should be expedited to avoid encroachments along the highway.

- 5.6 Lands lying un-utilised around the urban villages should be developed as per report already made in this regard.
- 5.7 Instead of demolishing unauthorised buildings, their possession should be taken over and buildings should be used for providing public facilities. legal implications be studied.
- 5.8 The provision in regard to construction of additional storey should be given wide publicity so that people are not misguided by the unscrupulous builders.

Shri Sunil Dev :

- 6.1 The play fields should be planned properly to cover various activities. In some cases exorbitant money is being charged for the use of sport fields which needs to be looked into and some reasonable fee should be charged.

Shri S.S. Goyal, G.M.(Plg.), MTNL :

- 7.1 Sufficient lands for telephone exchanges, staff quarters, storage of cables should be allotted at "reasonable cost" instead of charging market rates.
- 7.2 An F.A.R. of 250 should be allowed in place of 100 with height of 40 metres instead of 26 metres for telephone exchanges.
- 7.3 Telephone exchanges at present are linked with District Centres which come up with delay. These should be delinked and allotted in advance to telephone Deptt. even when the District Centres are under development.
- 7.4 Instead of 30 days, a period of 90 days should be allowed for making payment by MTNL in cases of allotment of land by D.D.A.

Shri Y.P. Gambhir, Chairman, C.E.A.:

- 8.1 In order to achieve better coordination between D.D.A. and D.E.S.U. , General Manager, DESU, should be made a Member of this Council.

ITEM NO. SUB : Confirmation of the minutes of the meeting  
1.1/AC/93 of the Advisory Council, DDA held on 16.10.92  
at Vikas Sadan, New Delhi.  
(F.1(2)/93/MC/MC/DDA).

P R E C I S

Confirmation of the minutes of the meeting  
of the Advisory Council, DDA held on 16.10.92 at  
Vikas Sadan, New Delhi. A copy of the draft  
minutes are annexed at (Appendix 'A'  
Page No. 2-7 ).

R E C O M M E N D A T I O N

Confirmed.

-.--.-.-

DELHI DEVELOPMENT AUTHORITY

CONFIDENTIAL

Draft minutes of the meeting of the Advisory Council of Delhi Development Authority, held on 16.10.92 at 11.30 A.M. at Vikas Sadan.

The following were present :

PRESIDENT

1. Shri P.K. Dave,  
Lt. Governor, Delhi.

MEMBERS

2. Shri Sajjan Kumar,  
M.P. (Lok Sabha).
3. Shri J.P. Goel,
4. Shri Sunil Dev,
5. Shri S.P. Jakhanwal,  
Vice Chairman, DDA.
6. Shri R.R. Singh,  
Chairman, DTC.
7. Shri P.K. Kumarin,  
D.G. (Defence Estate).
8. Shri M.I. Beg,  
Chairman, CEA.
9. Shri R.P. Sikka,  
D.G., Min. of Transport. (represented by Sh.A.N. Sinha,  
S.E. MOST).
10. Shri D.S. Meshram,  
Chief Planner, TCPO.
11. Shri K.K. Trikha,  
A.G.M. (Tel.) (represented by Shri Ranbir  
Khanna, G.M.[Plg.], MTNL).
12. Shri Dev Raj,  
Municipal Health Officer, MCD.

INVITEES

13. Shri H.D. Sharma,  
E.M., DDA.
14. Shri K.N. Khandelwal,  
F.M., DDA.
15. Shri A.P. Sinha,  
Pr. Commr., DDA.
16. Shri J.C. Gambhir,  
Commr.(Plg.), DDA.
17. Shri K.J. Alphonse,  
Commr.(Lands), DDA.
18. Shri K.K. Sharma,  
Commr.(H), DDA.
19. Shri S. Roy,  
Commr.(S&T), DDA.
20. Shri V.K. Jain,  
C.L.A., DDA.

SECRETARY

21. Sh. Ranbir Singh

Welcoming the Members, the L.G./President of the Council stated that D.D.A. had made notable contribution for the planned development of Delhi in the last three decades. However, there were some problems and delays in meeting the pressing requirements of dwelling units in the Metropolis city of Delhi. It was hoped that the Advisory Council will now meet at least twice a year and D.D.A. will benefit from its advice on various issues concerning the development of the city.

Item No.	Sub: Points arising from the last meeting.
1.1-AC/92	.....

The Council noted the action taken.

Item No. 4.2-AC/92	Sub: Brief audio-visual presentation by DDA on the problems and prospects of urban development in the National Capital Territory.
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After viewing the film and slides the Members of the Advisory Council made general comments which have been listed in Annex. 'I'.

Item No. Sub: MPD-2001 and implementation thereof.  
1.3-AC/92 .....

The Council noted the information. However, it was felt that the monitoring of the Master Plan should be at regular intervals and that the monitoring cell should be strengthened to ensure it.

Item No. Sub: Assessment of the Rohini, Dwarka and Narela Projects.  
1.4-AC/92 .....

The Council noted the information.

<u>Item No.</u>	Sub: Re-orientation of DDA strategy to involve private
1.5-AC/92	builders.

It was explained that detailed deliberations on the subject are in progress and some concrete proposals are likely to emerge shortly.

<u>Item No.</u>	Sub: Annual Action Plan of DDA for the year 1992-93.
1.6-AC/92	.....

The Council noted the information.

Item No.  
1.7-AC/92

Sub: (a) The development of the Yamuna River Front.  
(b) Pollution control of the Yamuna River and construction of bathing ghats.

.....

The matter was deliberated by the Council at length and the urgency of checking pollution on the River Yamuna as well as construction of bathing ghats was emphasised. It was also felt that 20,000 acres which was at present part of the river bed and its catchment area should be more gainfully utilised. The President agreed this subject would be presented in detail for discussion at the next meeting of the Council.

Item No.  
1.8-AC/92

Sub: Development around villages which fall in the new urban extensions.

.....

Shri Sajjan Kumar, MP, suggested that civic facilities to urban villages falling in development areas should be catered for while drawing up plans. He was of the view that in future DDA should make adequate provision for extension of the village and sufficient green buffers should be provided between the villages and the future urban constructions. The suggestion was noted.

Item No.  
1.9-AC/92

Sub: Information sought by the Members.

.....

The Members noted the information.

Item No.  
1.10-AC/92

Sub: Problems of allotment of alternative plots - size of plots and zones in which they are allotted.

.....

The issue was discussed at length, and it was explained that efforts were being made to allot the plots to the persons on the waiting list upto 31.3.1991 within the next three months. The Members expressed satisfaction on the prospects of liquidating the waiting list upto 31.3.91.

COMMENTS/SUGGESTIONS OF THE MEMBERS OF THE  
ADVISORY COUNCIL REGARDING PROBLEMS AND  
IMPORTANT ISSUES CONNECTED WITH PLANNED  
DEVELOPMENT OF DELHI.

.....

I. Shri Sajjan Kumar :

- i) It was suggested that progress made regarding implementation of MPD-2001 should be monitored quarterly. If required, the Monitoring Cell should be strengthened for this purpose.
- ii) The Members of the Council should be informed of the achievements made by D.D.A. from time to time.
- iii) Shifting of hazardous units from the city should be expedited. DSIDC had developed a vast complex near Narela which could not be fully utilised. It may be considered whether such industries could be shifted to Narela so that pollution in the city is reduced.
- iv) The recommendations made by Prem Singh Committee of 1984 regarding making river Yamuna pollution-free should be followed up.
- v) Survival rate of plants in the tree plantation is low. Efforts should be made for proper protection of plants so that such planting become meaningful.
- vi) Separate Cell for traffic system should be set-up which could monitor the transportation problem in Delhi at regular intervals.
- vii) The roads being constructed in Dwarka were of not enough width. The planning of the roads should be such, which could meet the requirements of future. Rapid Rail Transport Scheme should be pursued vigorously.
- viii) Re-development of urban villages is suffering as neither MCD nor DDA takes care of these villages. DDA should develop the villages which fall within the 'development area' and to avoid congestion proper green buffers should be left around the villages.
- ix) The plots allotted under 20-Point Programme should not be acquired; for example of Badli was quoted.
- x) Religious sites or lands attached to religious places should not be acquired.
- xi) Unauthorised construction should be dealt with firm hands.

- xii) Village Lal-Doras should be extended.
- xiii) In new residential colonies, commercial estates should be developed simultaneously along with residential units to avoid misuse of residential buildings. The location of commercial sites/markets should be at proper place which could be approached easily.
- xiv) There is a huge backlog of registrants for allotment of flats who are waiting since 1979. Efforts should be made to wipe out the backlog as early as possible.
- xv) Allotments under Ambedkar Awas Yojna should be expedited.
- xvi) There were 8 Community Hall sites in Rohini; it was decided to construct community halls but the scheme was still held up. Ways and means should be found out to construct these community halls for the benefit of the residents.
- xvii) The landless villagers should also become eligible for alternative plots.
- xviii) Progress made by DDA in the last six months, especially in the areas of alternative plots, flat constructions and removal of land encroachments was noteworthy.

II. Shri J.P. Goel :

- i) Implementation of the Master Plan should be effectively monitored.
- ii) Enforcement agencies dealing with the misuse and unauthorised constructions should be made more effective.
- iii) Godowns from city area including Motia Khan should be shifted and schemes already approved in this regard should be implemented.
- iv) Commercial schemes in Slum areas/colonies should be taken up by DDA on priority.
- v) Possession of all the acquired lands should be taken up speedily so that unauthorised constructions did not take place later on.
- vi) Programme for river front beautification should be chalked out. City walls should be protected and unauthorised constructions on and around the wall and its puncturing should not be allowed.
- vii) Sullage water should not be allowed in Najafgarh Nallah which falls in the river Yamuna. Some clean water should be released in the river along the bank upto Nigambodh



viii) .

The urban villages should be provided with proper amenities, if necessary, by increasing village cess which is part of pre-determined rates fixed by DDA/Government.

ix)

Alternative plots to the persons whose lands had been acquired should be given on priority basis.

x)

Farm houses of the size of 1 hect. should not be allowed.

xi)

Disposal of Mazul lands should be done speedily so that DDA gets adequate funds.

xii)

Misuse of residential plots should be checked effectively.

III.

Shri Sunil Dev :

i)

Unauthorised construction is going on and additional floors are being added illegally in developed colonies which is creating tremendous pressure on the services; steps should be taken to check this nuisance.

ii)

While acknowledging the contribution made by DDA Sports Complexes, he suggested that adequate playgrounds should be provided in residential colonies with a view to bring sports to door-steps of the people.

IV.

Shri R.R.Singh :

i)

In the existing residential colonies adequate space has not been provided for bus-stands and terminals. It will be desirable that this facility is provided by DDA while planning residential colonies and other complexes in future.

1.

V.C./DDA, apprised the Members of the latest position in respect of points raised by them and stated that the matters falling within the jurisdiction of D.D.A. will be attended to and the members will be informed of the follow up action from time to time.

2.

During discussion it was felt that sports grounds would be located at as many locations as possible and action taken to make them available for common use to schools and colony clubs, etc. and a note on the progress would be presented before the next meeting of the Council.

3.

As regards construction of Community Halls in Rohini, it was felt that the matter will be looked into and the Council will be apprised of the position.

ITEM NO. SUB : Action Taken Report on the items taken up by the  
1.2-A.C./93 Advisory Council in its meeting held on 16.10.92  
at Vikas Sadan, New Delhi.  
No. F.1(3)/93-AC-MC/DDA.

P R E C I S

Action Taken Report on the items taken up by the  
Advisory Council in its meeting held on 16.10.92 have been  
prepared and a copy of the report is annexed at (Appendix\_\_\_\_  
' B ' Page No. 9-20 ) for  
consideration and information of the Council.

R E C O M M E N D A T I O N

The Council noted the information. However, it was  
felt that certain issues needed to be further elaborated,  
and additional information was also sought on some of the  
points, details of which are in Annexure 'A'. This should  
be supplied to the members at the earliest.

- - - - -

( APPENDIX ' B' TO ITEM NO. 1.2.AC/93 )

ACTION TAKEN REPORT ON THE ITEMS TAKEN UP BY THE ADVISORY COUNCIL  
IN ITS MEETING HELD ON 16.10.92.

SL. NO.	ITEM NO.	DATE	S U B J E C T	RECOMMENDATION.	ACTION TO BE TAKEN/ REMARKS
1.	2.	3.	4.	5.	6.
1.	1.2-AC/92	16-10-92	Brief audio-visual presentation by DDA on the problems and prospects of urban development in the National Capital Territory.	After viewing the film and slides the Members of the Advisory Council made general comments which have been listed in Annexure 'I'.	Comments on the items are given in Annexure 'A'.
2.	1.3-AC/92	- do -	MPD-2001 and implementation thereof.	The council noted the information. However, it was felt that the monitoring of the Master Plan should be at regular intervals and that the monitoring cell should be strengthened to ensure it.	D.D.A. has already approved creation of a cell for monitoring. Master Plan & forwarded. the proposal to the Ministry of Urban Development for concurrence which is still awaited.
3.	1.5-AC/92	- do -	Re-orientation of DDA strategy to involve private builders.	It was explained that detailed deliberations on the subject are in progress and some concrete proposals are likely to emerge shortly.	A task group was constituted under Pr.Commr./DDA and summary/silent feature of his report are being separately circulated for the information of the Advisory Council.

1.	2.	3.	4.	5.	6.
4.	1.7-AC/92	16.10.92	<p>(a) The development of the Yamuna River Front.</p> <p>(b) Pollution control of the Yamuna River and construction of bathing ghats.</p>	<p>The matter was deliberated by the Council at length and the urgency of checking pollution on the River Yamuna as well as construction of bathing ghats was emphasised. It was also felt that 20,000 acres which was at present part of the river bed and its catchment area should be more gainfully utilised. The President agreed this subject would be presented in detail for discussion at the next meeting of the Council.</p>	<p>A separate agenda item on the subject has been circulated.</p>
5.	1.10-AC/92	- do -	<p>Problems of allotment of alternative plots - size of plots and zones in which they are allotted.</p>	<p>The issue was discussed at length and it was explained that efforts were being made to allot the plots to the persons on the waiting list upto 31.3.1991 within the next three months. The Members expressed satisfaction on the prospects of liquidating the waiting list upto 31.3.91.</p>	<p>2160 alternative plots have been allotted to the persons on the waiting list upto 31.3.91.</p>

ACTION TAKEN REPORT ON THE ITEMS TAKEN UP IN  
THE MEETING OF ADVISORY COUNCIL HELD ON 16.10.92.

....

- I. (i) Progress made regarding implementation of MPD-2001 is being monitored from time to time. The Authority has approved the creation of Plan Monitoring Unit in D.D.A. The matter has been referred to the Ministry of U.D. for their concurrence which is still awaited.
- (ii) Achievements made by D.D.A. during the year 1992-93 have been circulated to the Members by V.C., DDA, on 30.4.93. The summary is again been placed before the Council as a regular item.
- (iii) As per Master Plan for Delhi Perspective-2001 hazardous and noxious industries (list given in the MPD-2001) are not permitted in Delhi. As such, these units are required to be closed down and shifted.
- (iv) For removing, stopping and controlling pollution of the river on the recommendations of High Powered Committee of 1984-85 Action Plan has been prepared by DWS&SDU in 1992 for the period 1992-97 which also include improvement of quality of river water. The proposal inter-alia includes investment of Rs.20 crores from Japanese plan approved recently by the Government in April, 93 besides Rs.280 crores under normal 8th Five Year Plan of DWS&SDU. This amount has to be spend on the schemes of sewerage components/non-sewerage components such as:
- a) Low Cost Sanitation.
  - b) Electric Crematorium.
  - c) Bathing Ghats.
  - d) Afforestation and landscaping.
  - e) Public Participation and Awareness Campaign.
  - f) Technical Assistance and Training.

- (v) For better survival rate of plants in the tree plantation being done by DDA in its various green areas, instructions stand issued to Director (Hort.) North as well as South to improve the same. The present survival rate, as verified and informed by Director (Hort) South and North is between 65 to 70%.
- (vi) The Traffic & Transportation Section of the DDA is the nodal Section for land use transport planning relationship in Delhi. A proposal has been sent to the Chief Secretary, Delhi Admn., to provide 1% of the Plan Fund on transportation to the DDA for augmenting the Cell.
- (vii) The R/W of roads in Dwarka is bigger than the earlier projects. They are in the length of 19 metres to 30 metres and are one of the widest roads proposed in Delhi. The proposal for Rapid Rail Transport System in Dwarka has been made, which is being pursued by Delhi Admn. as part of the total MRTS system.
- (viii) Plan funds for development of villages from Delhi Admn. are going to the MCD. In case, these villages are to be developed by the DDA the proportionate Plan Fund needs to be provided to the DDA. In this case DDA had made this suggestion while working out Plan Fund requirement during 8th Five Year Plan.
- In two villages in Dwarka namely Amber Hai and Bagdola a scheme of alternative plots around these villages has been planned wherein the facilities have been provided for the village population as well as the proposed population of alternative plots. In planning of sectors in Phase II a provision of green buffer around existing village settlements will be made if feasible as per site conditions.

(ix) & (x) Plots allotted under 20-Point Programme to the Weaker Sections of the Society are not acquired. However, DDA does not acquire any land directly. It is acquired only through Land & Bldg. Deptt. Similarly, it is for the IAC to see that land attached to the places of religious worship is not acquired.

(xi) Action for removal of encroachments/ unauthorised constructions is taken by the DDA regularly. As soon as encroachment comes to the notice, it is reported by the field staff to the Police as well as to their senior officers and demolition action is planned immediately with the help of the Police. Details of demolition operations carried out and land reclaimed during last three years are given below:

Year	Demolitions carried out	No. of unau- thorised con- str. removed	Land reclaimed.
1990-91	186	6304	286.42 acres
1991-92	250	4763	261.50 acres
1992-93	249	4058	284.04 acres

(xii) The matter regarding extension of lal dora of village abadis concern Govt. of N.C.T.D.

(xiii) New schemes for commercial development in the form of convenient shopping are being taken up along with residential/ housing developments. To cater to the needs of economically weaker sections of the society, it has been decided to construct low cost shopping centres in various DDA colonies/pockets. To begin with the work, one such low cost shopping centre has been started in Mangolpuri on 17.4.93. During the current year cons-

truction of 2 District Centres and 43 Convenient Shopping Centres will be taken up and 57 Commercial Projects consisting of 2 District Centres, 6 Community Centres, 8 Local Shopping Centres and 41 Convenient Shopping Centres will be completed.

(xiv) As on 31.3.93, the total backlog of the housing registrants under S.F.S., N.P.R.S. and Ambedkar Awas Yojna was about 63,446. Efforts are being made to clear the backlog. Construction of 20,269 houses was in progress as on 1.4.93. Construction of another 10,800 fresh houses is now proposed to be started during 1993-94. Thus, the total number of houses already available and likely to be put in the pipeline by the end of 1993-94 would be about 31,000. The backlog can, however, be cleared by the end of 8th Five Year Plan period subject to provision of land, infrastructural facilities and funds.

(xv) Allotments of flats under Ambedkar Awas Yojna have been started and so far 444 flats under LIG category and 545 flats under Janta category have been allotted to the registrants under this scheme as on 31.3.93.

(xvi) It is a policy matter which is to be decided by Govt. of National Capital Territory of Delhi.

(xvii) During 1992-93 the following targets have been achieved:

- |  |         |
|--|---------|
| 1. Demand letters issued to registrants for flats.       | 12,967. |
| 2. Allotment of alternative plots.                       | 2,160.  |
| 3. Removal of encroachments/ unauthorised constructions. | 4,058.  |



- II. (i) Please see comments against para I (i).
- (ii) Enforcement Wing of the D.D.A. has launched 302 prosecution cases during the year 1992-93. A special drive was carried out for checking misuse of basements in residential areas. As regards unauthorised construction details have already been given in para I (xi).
- (iii) It has been decided to take up Gazipur and Narela freight complexes for the decongestion of the walled city. In these freight complexes, godowns from the city area would be shifted.
- (iv) Instructions have already been issued by Vice-Chairman to fence/provide boundary walls and construct small site offices/chowkidar huts in the various commercial complexes in Slum areas, which were transferred to DDA Main as per orders of the then L.G. In some commercial schemes, which were earlier under the charge of Slum Wing, construction of small site offices/provision of boundary walls has already been taken up. The slum Deptt./M.C.D. had been interpreting the orders of transfer of that deptt. to M.C.D. to mean that the land of commercial schemes of these areas also stood transferred to M.C.D. The matter has been referred by V.C. to the Chief Secretary for sorting out the issue so that work could be started by DDA in all the commercial schemes in Slum areas/colonies in an effective manner. Meanwhile, construction of some convenient shops is also being started in a few of these commercial schemes.
- (v) During the year 92-93, 1314.8 acres of land was acquired/poossession taken

over as against 232 acres of land in 1991-92.

- (vi) Programme for river front beautification has been covered in the project of "Planning of River Yamuna Bed", for which separate agenda item is being circulated.
- (vii) The scheme for cleaning river Yamuna has been covered with the project of "Planning of River Yamuna Bed", for which separate agenda item is being circulated.
- (viii) Already covered against item I (viii).
- (ix) A special drive was launched to allot alternative plots to those whose lands have been acquired for the planned development of Delhi. During 1992-93 as many as 2160 plots were offered/ allotted.
- (x) As per Master Plan for Delhi Perspective 2001, minimum size for a farm house is one hect. However, if there is any violation by-laws for the construction of farm house, the same is to be checked by MCD.
- (xi) The lands are being disposed of in accordance with Nazul Rules, of 1981, however, due to market conditions, there is poor response for commercial properties. D.D.A. has taken a decision recently to reduce the reserve price, it is hoped that now bidders will be attracted.

(xii) Already covered in para II(ii).

III. (i) As per Master Plan for Delhi Perspective-2001, on plots above 50 sq. mtrs., 11 mtrs. height is permitted which can accommodate three storeys. Action is being taken under the provisions of law against unauthorised constructions of this nature in the colonies falling within the development areas.

(ii) A Task Force was constituted by L.G. with Commissioner (land) as Convenor for identifying about 50 Sports fields in M.C.D. and D.D.A. areas in Delhi.

In a meeting held under the Chairmanship of L.G. Delhi, it was decided, 50 sports fields/playgrounds would be made functional by the D.D.A. and M.C.D. 30 of them will be developed by DDA and the remaining by M.C.D. The playgrounds would form part of the green areas. These playfields are being developed as early as possible to ensure that the people from all walks of life, especially the youth, have access to open fields where they can play.

No fee will be levied for the use of these fields. Facilities for playing football, hockey, volleyball, basket ball, kabaddi, wrestling etc. would be available. D.D.A. would provide basic infrastructure, while the users will bring their own sports equipments and consumables. In case of rush, timings will be regulated by the keeper of these playgrounds. Particulars of the sites located by the DDA are given in Annexure 'B'.

- IV. Adequate provision of bus stand/bus depots has been made as per MPD-2001 and the same are being followed in new projects being developed by DDA such as Dwarka, Rohini and Narela.

Name of Sports Field	Facilities proposed to be provided	Remarks
1. Park across the road from Niti Bagh	Sports facilities yet to be decided	Final landscape to be done
2. Hauz Khas, IIT Gate	Cricket, Foot-ball, Volley Ball, Basket Ball, Hockey.	
3. Masjid Moth Group Housing	Foot ball	
4. Cricket ground, Kalkaji (Opp. Nehru Place)	Cricket	Final landscape to be done
5. Playfields Greater Kailash (Exhibition Park Opp. LSR)	Cricket, football, volley ball and Basket Ball	
6. Vasant Kunj	Foot ball, hockey, Tennis Badminton Basketball, volley ball & Squash Billiards, athletics	
7. Vijay Mandal Distt. Park	Foot-ball	Wrestling
8. Site at crossing of Mathura Road & Mehrauli Badarpur Road	Volley ball, Basket-ball & Kabbadi Football, hockey, basket ball and Volley Ball.	
9. Ashok Vihar (Pkt. 'A')	Foot-ball, Basket ball, Hockey, Volley ball, Cricket(net practices)	Football, Hockey, Basket ball, volley ball, cricket (net practice) Jogging track.
10. Gulabi Bagh, Distt. Park		
11. Ismail Khan Park	Foot ball, Kabaddi, Hockey, Basket ball, Volley ball.	Foot ball, Hockey, Cricket(net Practice) Foot ball, Hockey, Lawn Tennis, Basket ball, Volley ball, cricket(net practice)
12. Mandavli Fazalpur		
13. Nand Nagri		
14. Satya Park, Naraina	-do-	-do-
15. Vikaspuri Distt. Park		
16. Janakpuri Distt. Park	Sports facilities yet to be decided.	Contd'...
17. Sunder Vihar		
18. Rohini Sector -I		

120:

Remarks

Facilities proposed to be provided

Sports facilities yet to be decided

Name of Sports Field

- 19. Rohini Sector III ✓
- 20. Rohini Sector IV ✓
- 21. Rohini Sector V ✓
- 22. Rohini Sector VII ✓
- 23. Rohini Sector VIII ✓
- 24. Rohini Sector XIII ✓
- 25. Rohini Sector XV ✓
- 26. Rohini Sector XVI ✓
- 27. Rohini Sector XVII ✓
- 28. ~~Rohini~~ Sector A-6  
Narela
- 29. Narela Sector A-10
- 30. Narela B-4 Sector

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Achievements of the DDA in 1992-93.

EM NO.

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AC/93

P R E C I S

The following are the salient features of the physical and financial achievements of DDA in 1992-93.

DDA took up construction of 14,193 flats in 1992-93 as compared with only 8,927 flats in the preceding year 1991-92. This is an increase of about 59%.

2. DDA offered land to 257 Cooperative Group Housing Societies during the year 1992-93, which would cater for 35,000 dwelling units. No allotment was made to Cooperative Group Housing Societies either in 1990-91 or 1991-92.

3. DDA issued allotment letters to 12,967 registrants in 1992-93 as compared with 11,995 registrants in the year 1991-92. This is an increase of about 9%.

4. During the year 1992-93, DDA completed 61 Convenient Shopping Centres/Local Shopping Centres, while only 31 such centres were completed in 1991-92. This is an increase of 100%.

5. One Community Centre/District Centre was completed. The level was same in the preceding year 1991-92.

6. The Master Plan of Delhi envisaged preparation of 8 Zonal Plans by August, 1993. No Zonal Plan was prepared/finalised till March, 1992. During the year 1992-93, 4 Zonal Plans were finalised. The remaining four are to be finalised by August, 1993 thereby adhering to the time frame stipulated in the MPD-2001.

7. The Delhi Development Act envisages that after development of colonies, they would be transferred to the Municipal Corporation of Delhi for maintenance of civic amenities. The process of transfer of colonies had come to a stand still after 1989. During the year 1992-93 as many as 284 colonies were transferred to Municipal Corporation of Delhi.

8. A new scheme of conversion of properties from leasehold to freehold was introduced in March, 1992. As many as 2566 applications were disposed of during the year 1992-93. This almost exhausted applications filed upto 31.12.92. This was an additional work undertaken during the year 1992-93 without any extra staff.

9. Another highlight of the year 1992-93 was launching of a drive to allot alternative plots to those whose land had been acquired for the planned development of Delhi. As many as 2160 plots were offered/allotted during the year 1992-93 as against 963 in 1991-92. showing an increase of 125%.

10. Another drive was also launched for finalisation of pending mutation cases. A Lok Adalat was also held in this connection. During the year 1992-93, 905 mutation cases were decided as against 758 in the preceding year 1991-92, showing an increase of 20%.

11. Land is the raw material for planned development of Delhi. During the year 1992-93, 1314.8 acres of land was acquired/possession taken as against only 232.1 acres in 1991-92. This is a 5-fold increase.

12. Land protection measures were also taken in which about 284 acres of land were released from encroachment as against 261.5 acres in the preceding year.

13. To tackle the increasing menace of misuse of premises thereby violating Master Plan provisions, 314 prosecutions were filed in courts in 1992-93 as against 19 in the preceding year.

14. The DDA passed through a difficult financial strait during the year 1992-93 mainly for two reasons -

(i) Litigation in respect of land for Cooperative Group Housing Societies.

(ii) Lack of buoyancy in real estate.

In spite of these constraints, receipt from Commercial Estate during 1992-93 was Rs.53.5 crores as against only Rs.44.1 crores in 1991-92 (an increase of 20%).

15. Receipts from the disposal of land touched a figure of Rs.102.45 crores as against Rs.86.43 crores in 1991-92.

16. However, receipts from the disposal of flats registered a decline as the number of houses left in the pipeline on 1.4.92 was fairly small. This deficiency has been made good during the year 1992-93; disposal in 1993-94 should now pick up.

17. Concerted efforts were made to realise the dues in respect of ground rent. DDA realised Rs.12.69 crores under this head as against Rs.8.10 crores in 1991-92 - an increase of more than 50%.

18. ISBT, which was not generating any appreciable surplus, has also shown remarkable improvement. Receipts went up to Rs.5.10 crores as against Rs.4 crores in the preceding year.

19. DDA can take credit for a zero-based establishment budget during the year 1992-93 as compared with 1991-92. Expenditure on establishment remained at the level of Rs.51.50 crores in both these years in spite of increased burden arising from higher pay scales, additional dearness allowance and normal escalation.



20. Much more remarkable was a reduction of 20% in the expenditure on maintenance of works. Actual expenditure on maintenance during 1992-93 was Rs.40.85 crores, which is about Rs.10 crores less than the previous year's expenditure of Rs.50.04 crores.

21. Because of strict economy measures office expenditure, including maintenance of headquarters buildings, registered a marginal fall from the expenditure figure of last year. Expenditure on publicity was slashed down from Rs.61 lakhs to Rs.25 lakhs.

22. The number of DDA employees on 31.3.93 was 30,198 as compared with 32,921 as on 31.3.92. This reduction is because of ban on direct recruitment and by transfer of maintenance staff from DDA to MCD.

23. On the Personnel side, a lot of streamlining was introduced by finalisation of recruitment rules in respect of 15 categories of posts. The corresponding number in 1991-92 was 14.

24. Amongst the welfare measures of the DDA's employees, including betterment of service conditions, the following could be cited :-

- (i) Adoption of higher pay scales to JEs and AEs in accordance with MOUD's decisions.
- (ii) Implementation of Govt. circular of September, 1991 ensuring atleast one promotion in the service career of Group 'C' and 'D' employees.
- (iii) Allotment of additional staff quarters numbering more than 100 to DDA employees.
- (iv) Finalisation of pending pension/family pension cases.
- (v) Delegation of power for sanction from Benevolent Fund with a view to disburse the amount within three days of the death of a DDA employee.
- (vi) Similar delegation was ordered in respect of disbursement of Medical Allowance/Medical claims.

25. On the Legal side, DDA won the following notable legal cases :-

- (i) Cooperative Group Housing Societies Vs DDA challenging the notified rate. This case had a financial implication of Rs.178 crores.
- (ii) M/s. Sciencia Potteries Vs DDA resulting in taking

(iii) M/s. Skippers Ltd Vs DDA, in which Jhandewalan Tower, valued at more than Rs.25 crores, was taken over by DDA free from all encumbrances.

(iv) M/s. Ansal Properties Ltd. Vs DDA, through which DDA realised more than Rs.8 crores from the opposite party.

26. DDA took a number of steps for higher consumer satisfaction during the year 1992-93. Some of them are -

- (i) Higher emphasis on Quality Control; higher number of samples collected and tested; preparation and distribution of Site Book (bilingual) for the site engineers.
- (ii) Three Lok Adalats for clearing backlog of building permits, mutations and conversion cases.
- (iii) Increasing the tempo of allotment of flats. Biggest draw for 5300 SFS flats in March, 1993.
- (iv) Allocation of flats to SFS registrants is likely to be exhausted by the end of 1993-94.

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The following innovations are worth-noting :-

27. Cost-Benefit Analysis for DDA Projects was introduced for the first time in 1992-93. This withstood the scrutiny of the Delhi High Court in Cooperative Group Housing Societies Vs DDA Land Rate case.

28. Prefab Technology - Detailed terms and conditions were finalised.

29. Performance Budget and Zero-Based-Establishment-Budget were introduced in 1992-93.

30. To inculcate a feeling of competition in about 100 Branches in DDA, a Running Trophy and Citation were introduced. During 1992-93, the Trophy was bagged by Commercial Land Branch.

31. Lok Adalats were held for the first time in DDA in 1992-93. DDA employees are being trained to adopt an attitude of helping all those who come with genuine grievances.

32. Secretary (Public Grievances) acknowledged <sup>quick</sup> disposal of D.P.G. cases during 1992-93.

33. For the first time, DDA invested Rs.6.00 crores in RBI Bank Scheme for GPF after getting the scheme recognised by the

34. Policy refinements were introduced in 1992-93 to reflect more realistically the market rate of borrowing of capital and thereby eliminating hidden subsidies.

35. First DDA's Sports Complex for East Delhi was inaugurated by Urban Development Minister (February, 1993).

36. A meeting of DDA Advisory Council (statutory body) was held in October, 1992 after a gap of five years.

37. Unified Building Bye-laws, 1983 were revised and draft was published for inviting objections.

38. Two Sports Complexes (Sirifort and Saket) started showing surplus on the revenue side during the year 1992-93. New facilities sanctioned/added to the Sports Complexes include swimming pool, covered badminton courts, skating rink.

39. Under the guidance of L.G., 30 sportsfields/playfields in DDA greens were identified for use by the local residents, especially the youth.

40. The report is placed before the Council for information.

A tabular statement is enclosed.

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The Council noted the comparative figures of Physical and Financial Achievements in 1992-93 as compared to 1991-92. Notable achievements were 59% increase in fresh starts of houses offer of land to 257 Cooperative Group Housing Societies; 100% increase in the completion of small shopping centres; finalisation of 4 zonal plans (out of 8), transfer of 282 colonies to M.C.D., 125% increase in offer of alternative plots to those whose land has been acquired; 5-fold increase in quantum of land acquired; 20% decrease in receipts from auction of shops; zero-based establishment budget, 20% reduction in maintenance expenditure.

The Council, however, made the following observations:-

1. The number of CGHS waiting for allotment of land is about 1140. Steps should be taken to offer land to them.

2. The Council noted that 2566 applications for conversion of lease-hold tenure to free-hold were decided upto 31.12.93 out of 2968. C(LD) informed the meeting that the remaining cases were pending for want of documents and applicants have been asked to complete the same.

3. While discussing the efforts made on economy in maintenance expenditure, Council wanted to ensure that the quality of work should not be adversely affected and assured that economy would not be at the cost of efficiency and quality of works.

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D.D.A. in 1992-93

<u>Items</u>	<u>Units</u>	<u>90-91</u>	<u>91-92</u>	<u>92-93</u>	<u>Remarks</u>
Fresh starts of DDA flats	Nos.	9,901	8,927	14,193	Increase of + 59%.
Allotment of Residential Plots including D.U. of C.G.H.S.	Nos.	-	-	35,000	Land offered to 25% Cooperative group Housing Societies for 35,000 dwelling units.
Land acquired/Possession taken	Acres	780	232	1,314	Increase by 5-fold.
No. of Allotment Letters of DDA flats issued	Nos.	-	11,995	12,967	
No. of CSC/LSC completed	Nos.	28	31	61	Increase of + 100%.
No. of CC/DC completed	Nos.	2	1	1	
Zonal Plans finalised	Nos.	0	0	4	
Colonies/Pockets transferred to MCD.	Nos.	0	0	284	
Conversion from leasehold to freehold	Nos.	0	0	2,566	No extra staff was sanctioned for this additional work.
Allotment (offer) of alternative plots.	Nos.	150	963	2,160	Increase of + 125%
Mutation cases decided	Nos.	716	758	905	Increase of + 20%.
No. of demolitions conducted	Nos.	186	250	249	
Area reclaimed	Acres	286.42	261.50	284.04	
No. of cases of prosecution launched in courts reg. misuse u/s 29 of DD Act.	Nos.	5	19	314	Misuse dealt with more stringently.

Items	Units	90-91	91-92	92-93	Remarks
Receipt from Commercial Estate	Cr. of Rs.	66.49	44.15	53.55	Increase of + 20%.
Receipt from disposal of land	Cr. of Rs.	108.87	96.43	102.45	Increase of 8%.
Receipt from disposal of flats	Cr. of Rs.	151.04	167.69	155.20	Marginal decrease.
Receipt from Ground Rent	Cr. of Rs.	1.67	8.10	12.69	Increase of + 50%.
Receipt from ISBT	Cr. of Rs.	3.77	4.00	5.10	Increase of + 25%.
Expenditure on Establishment	Cr. of Rs.	51.23(Gross)	51.27(Gross)	51.80(Gross)	Zero-based establishment budget achieved.
Expenditure on maintenance	Cr. of Rs.	29.55	50.04	40.85	Reduction (-20%) on Maintenance.
Expenditure on Publicity	Cr. of Rs.	0.81	0.61	0.25	Sharp reduction on publicity.
Expenditure on Capital Works like LA, Land Dev., House Construction, Shop Construction	Cr. of Rs.	293.61	312.05	277.85	
Economy measures; expenditure on telephone, postage, stationery, staff cars, maintenance of Vikas Sadan, Vikas Minar.	Cr. of Rs.	4.46	5.53	5.35	Economy measures
No. of NDA employees at the end of the year	Nos.	33235	32921	30198	
No. of Recruitment Rules finalised during the year.	Nos.	07	13	14	

*Handwritten signature*  
8/9/93

सचिव

दिल्ली विकास प्राधिकरण  
नई दिल्ली

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मान,  
सलाहकार पंचद,  
दिल्ली विकास प्राधिकरण



# भारत का राजपत्र The Gazette of India

असाधारण  
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)  
PART II—Section 3—Sub-section (ii)

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NEW DELHI, SATURDAY, APRIL 6, 1985/CHAITRA 16, 1907

इस भाग में भिन्न पृष्ठ संख्या दी जाती हैं जिससे कि यह अलग संकलन के रूप में  
रखा जा सके

Separate Paging is given to this Part in order that it may be filed as a  
separate compilation

दिल्ली विकास प्राधिकरण

नई दिल्ली, 6 अप्रैल, 1985

सार्वजनिक सूचना

का.आ. 289(अ) :—दिल्ली 2001 के परिप्रेक्ष्य और शहरी विकास के  
नये आयामों को ध्यान में रखते हुए केन्द्रीय सरकार का दिल्ली की मुख्य  
योजना में निम्नलिखित विस्तृत संशोधन करने का प्रस्ताव है, जिन्हें एतद्  
द्वारा जनता की जानकारी के लिए प्रकाशित किया जाता है, यदि किसी  
व्यक्ति को प्रस्तावित संशोधनों के संबंध में कोई आपत्ति हो अथवा वह  
सुझाव देना चाहता हो तो वह अपनी आपत्ति/सुझाव लिखित रूप में इस  
सूचना की तिथि से 30 दिन की अवधि के अन्दर सचिव, दिल्ली विकास  
प्राधिकरण, विकास मीनार, इन्द्रप्रस्थ इस्टेट, नई दिल्ली को भेज सकता  
है। आपत्ति अथवा सुझाव देने वाले व्यक्ति को अपना नाम और पूरा  
पता भी देना चाहिए।

संशोधन

- (1) अध्याय 1 के शीर्षक "भूमि उपयोग प्लान" के स्थान पर  
निम्नलिखित पाठ सहित "विकास-नीतियाँ, योजना मानक और  
भूमि उपयोग प्लान" प्रस्थापित किया जाए।

क्षेत्रीय एवं उप-क्षेत्रीय ढांचा :

महानगर के विकास के नियोजन को उसकी सीमाओं में सीमित नहीं  
किया जा सकता। यह पर्याप्त रूप से प्रभाव डालता है और बाह्य घटनाओं,  
विशेष रूप से निकटवर्ती वातावरण से प्रभावित होता है। व्यापक दृष्टि  
से दिल्ली का प्रभाव सारे भारत पर है और राजधानी के रूप में  
समस्त विश्व पर। एक अन्य स्तर पर दिल्ली को उत्तरी भारत के समस्त  
व्यापक क्षेत्र में केन्द्रीय महत्व का स्थान प्राप्त है। 1947 से, जब  
भारत को आजादी मिली है तबसे यह प्रभाव वस्तुतः दूरी और प्रभाव  
के मामले में बढ़ता जा रहा है।

दिल्ली के विकास की उत्पत्ति बढ़ते हुए शहरीकरण में निहित है जो  
रोजगार बढ़ाने के लिए अत्यन्त महत्वपूर्ण अवसर प्रदान करता रहा है  
और विशिष्टीकरण के लिए आधार की व्यवस्था करता रहा है तथा  
जिज्ञासे विनिर्माण एवं सहायक सेवाओं की उत्पादकता में वृद्धि की है।  
इन लचीले श्रम वाजारों जिनकी व्यवस्था शहरों द्वारा ही की जा सकती  
है, की आवश्यकता है जो उत्पादन के बदलते हुए स्वरूपों के अनुकूल हों।

बढ़ते हुए प्रवास के कारण दिल्ली का विकास द्रुतगति से हो रहा है  
जबकि विकासशील विश्व में शहरों के ऐसे भी उदाहरण हैं जो दिल्ली से  
भी तेज गति से बढ़ रहे हैं किन्तु शहर का जितना और विस्तार होता  
है उसनी ही भूमि, आवास परिवहन एवं अनिवार्य आधारीक संरचना की

व्यवस्था एवं प्रबन्ध की समस्याएँ भी और अधिक जटिल होती जाती हैं यदि अभ्यन्तर शहर के इस विस्तार के भाग को अन्य शहरों-छोटे किन्तु गतिशील शहरों की शृंखला में व्यवस्थित कर दिया जाए तो यह छोटी-छोटी वस्तियों के लिए शक्ति के स्रोत के साथ-साथ "अभ्यन्तर शहर" के लिए राहत होगी।

संतुलित क्षेत्रीय विकास :

दिल्ली में बड़ी संख्या में लोग उत्तर प्रदेश, हरियाणा, पंजाब एवं राजस्थान राज्यों से आते हैं। प्रवास की वर्तमान रेंज प्रति वर्ष 1.6 लाख व्यक्तियों से अधिक है। शहरीकरण एवं प्रवास के संदर्भ में रोजगार सृजन करने के संबंध में दिल्ली के लिए एक निश्चित प्रतिबंधक नीति की आवश्यकता है। इस नीति की मुख्य निर्देशक-रेखाएँ निम्नलिखित होंगी :—

- (1) दिल्ली में केन्द्रीय सरकार के केवल ऐसे नये कार्यालय स्थापित किए जाएँ जो प्रत्यक्ष रूप से भारत सरकार के मंत्रालयों का कार्य करते हों।
- (3) दिल्ली में सार्वजनिक क्षेत्र के उपक्रमों के वर्तमान कार्यालयों को स्थानान्तरित करने के लिए प्रोत्साहित किया जाना चाहिए तथा जहाँ तक व्यवहार्य हो वहाँ तक सार्वजनिक क्षेत्र के उप-क्रमों के नये कार्यालय उनके सक्रियात्मक क्षेत्रों में दिल्ली से बाहर स्थापित किए जाने चाहिए।
- (3) दिल्ली में औद्योगिक विकास को छोटे पैमाने की इकाइयों पर जोर देकर सीमित किया जाना चाहिए जिनमें कुशलता की आवश्यकता हो लेकिन मानव-शक्ति एवं ऊर्जा की कम आवश्यकता हो और जो अशोरकारक एवं स्वच्छ हों तथा दिल्ली की अर्थव्यवस्था के लिए बड़े पैमाने पर उपयोगी हों।
- (4) उद्योगों तथा वितरक व्यापार में रोजगार को सीमित करने के लिए विधिक एवं वित्तीय उपाय अपनाए जाने चाहिए।

इस संदर्भ में, संतुलित क्षेत्रीय विकास के लिए केन्द्रीय सरकार ने राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड अधिनियम, 1985 अधिनियमित किया है। राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड एक योजना द्वारा राष्ट्रीय राजधानी क्षेत्र (रा.रा.क्षे.) के लिए संघ, राज्य-क्षेत्र दिल्ली और निकटवर्ती राज्यों में प्रवासों का समन्वय करेगा जिसमें संघ राज्य-क्षेत्र दिल्ली के अतिरिक्त हरियाणा, उ० प्र० और राजस्थान के कुछ भाग सम्मिलित हैं। दिल्ली पर पड़ने वाले दबाव को समाप्त करने और क्षेत्र का जल्दी विकास करने के लिए राष्ट्रीय राजधानी क्षेत्र में टोस कार्यवाही करने और केन्द्रीय सरकार और उपक्रमों के कार्यालयों, औद्योगिक इकाइयों तथा वितरक बाजारों की अवस्थिति के लिए वातावरण उत्पन्न करके उचित आधार्थिक संरचना की व्यवस्था द्वारा संभव कालन्टर मेनेजर्स की व्यवस्था करने की आवश्यकता होगी।

दिल्ली महानगर क्षेत्र (दि.म.क्षे.)

संघ राज्य-क्षेत्र दिल्ली की बेहूज की वस्तियों की प्रक्रियाधीन विकास परियोजनाओं का दिल्ली और उसके उप क्षेत्र अर्थात् दिल्ली महानगर क्षेत्र पर अप्रत्यक्ष प्रभाव अनिवार्य रूप से पड़ता है जिसको पुनः परिभाषित किया गया है और उसमें संघ राज्य-क्षेत्र दिल्ली, नोएडा नियंत्रित क्षेत्र, गुडगांव, बहादुरगढ़, कुण्डली और हरियाणा की दिल्ली रिज का विस्तार सम्मिलित है। इस प्रकार दिल्ली महानगर क्षेत्र का क्षेत्र 3,182 वर्ग किलोमीटर (वर्ग कि.मी.) होगा।

नियोजन के उद्देश्य से संघ राज्य क्षेत्र दिल्ली सहित दिल्ली महानगर क्षेत्र को एक शहर के समूह के रूप में माना जाना चाहिए। इस योजना में परिवहन और रिज की परिभाषा जैसे कुछ महत्वपूर्ण पहलुओं को विस्तृत रूप से व्यक्त किया गया है। दिल्ली महानगर क्षेत्र के संतुलित विकास के पूर्ण हित में नियोजन के कार्य केन्द्र और राज्यों से परामर्श

करके तथा राष्ट्रीय राजधानी क्षेत्र बोर्ड के पूर्ण निर्वहन और नियंत्रण में नगर-एवं ग्राम नियोजन संगठन (टी.सी.पी.ओ.) को सौंपा जाना चाहिए।

जनसंख्या और रोजगार :

1971-81 के दशक में दिल्ली की शहरी जनसंख्या 4.69% वार्षिक वृद्धि की दर से और ग्रामीण जनसंख्या 0.77% वार्षिक वृद्धि की दर से बढ़ी है। ग्रामीण जनसंख्या ग्रामीण क्षेत्रों के क्रमिक स्थानान्तरण और उनके शहरी क्षेत्रों में मिल जाने से प्रभावित हुई है। यदि जनसंख्या वृद्धि की यही दरें जारी रही तो वर्ष 2001 तक शहरी जनसंख्या 144.26 लाख और ग्रामीण 5.27 लाख हो जाएगी। अधिक संतुलित क्षेत्रीय विकास पर विचार करते हुए संघ राज्य-क्षेत्र दिल्ली की जनसंख्या को निम्न रूप में रखा गया है :—

	(लाख में)
दिल्ली शहरीकरण योग्य सीमाओं-2001 की जनसंख्या	121.73
दिल्ली शहरीकरण योग्य सीमाओं से बाहर 2001 की जनसंख्या	6.37
योग	128.10

जनगणना के अनुसार दिल्ली हेतु पिछले दो दशकों की सहभागिता दर (कार्यशील जनसंख्या ÷ कुल जनसंख्या × 100) है :—

वर्ष	शहरी	ग्रामीण
1971	30.21	26.62
1981	31.93	28.49

विभिन्न क्षेत्रों में रोजगार के बढ़ने से 2001 हेतु सहभागिता दर संघ राज्य क्षेत्र दिल्ली की शहरीकरण योग्य सीमाओं से बाहर शहरी दिल्ली में 35% और दिल्ली के क्षेत्र में 33% के क्रम में होनी चाहिए। इससे अस्थायी श्रमिक जनसंख्या सहित 49.08 लाख के कुल श्रम बल की वृद्धि होगी जो कार्य करने के लिए दिल्ली आते हैं किन्तु शहर में नहीं रहते। विभिन्न आर्थिक खण्डों में श्रम बल को निम्नलिखित रूप में निर्धारित किया गया है :—

संघ राज्य क्षेत्र दिल्ली-2001 के लिए प्रक्षेपित श्रमबल

खंड	शहरी सीमाओं में (000 में)	शहरी सीमाओं से बाहर (000 में)	योग (000 में)
1	2	3	4
कृषि	13 (0.30)	59 (30.00)	72 (1.60)
निर्माण			
(1) संस्थापना—			
खंड	1071 (25.00)	39 (20.00)	1110 (24.80)
(2) गैर संस्थापना			
खंड	214 (5.00)	6 (3.00)	220 (4.90)
निर्माण	227 (5.30)	4 (2.00)	231 (5.10)
व्यापार एवं वाणिज्य	964 (22.50)	12 (6.00)	976 (21.80)



[भाग II-खंड 3(ii)]

भारत का राजपत्र : असाधारण

1	2	3	4
परिवहन	488 (11.40)	16 (8.00)	604 (11.30)
अन्य सेवाएँ	1306 (30.50)	61 (31.00)	1367 (30.50)
प्रतिशतता	4283 (100.00)	197 (100.00)	4480 (100.00)
अस्थायी श्रमबल	428	..	428
योग			4908

शहरी सीमाओं में अन्य सेवाओं के खण्डों का और विभाजन निम्नलिखित क्रम में किया गया है :—

खण्ड	श्रमिक	
	(000 में)	(प्रतिशतता)
केन्द्रीय सरकार	316	22.00
अर्द्ध-सरकारी	384	26.70
दिल्ली प्रशासन	153	10.60
स्थानीय निकाय	241	16.80
निजी	343	23.90
योग	1437	100.00

यदि वर्तमान प्रवृत्तियाँ जारी रहें तो औद्योगिक क्षेत्र में दिल्ली में बहुत अधिक श्रम बल (लगभग 37%) होने की संभावना है। राजधानी का कार्यात्मक संतुलन बनाए रखने के लिए यह आवश्यक होगा कि पहले

सुझाए गए उपायों के माध्यम से औद्योगिक रोजगार को सीमित किया जाए।

दिल्ली शहरी क्षेत्र-2001

संघ राज्य-क्षेत्र का कुल क्षेत्रफल 148,639 हेक्टेयर (हेक्ट.) है। इसमें से 44,777 हेक्टेयर क्षेत्र को इससे पूर्व योजना में निर्धारित शहरीकरण योग्य सीमाओं में सम्मिलित किया गया था। फिलहाल इस क्षेत्र में लगभग 54.5 लाख शहरी जनसंख्या निवास करती है। शेष शहरी जनसंख्या 1981 की जनगणना में नगरों के रूप में घोषित 17 बस्तियों और नजफगढ़ तथा नरेला में रहती हैं। वर्ष 2001 तक 122 लाख शहरी जनसंख्या को बसाने के लिए दो प्रकार की योजना की सिफारिश की गई है; (1) 1981 तक घोषित शहरीकरण योग्य सीमाओं में क्षेत्र की जनसंख्या बसाने की क्षमता को बढ़ाना और (2) जहाँ तक आवश्यकता हो वहाँ तक वर्तमान शहरीकरण योग्य सीमाओं का विस्तार करना।

वर्तमान शहरीकरण योग्य सीमाओं में क्षेत्र की बसाने की क्षमता निम्नलिखित पर निर्भर करती है :—

- (1) आवासीय विकास टाइप और उनकी अधिक समामेलन-क्षमता।
- (2) आधारीक संरचना-भौतिक एवं सामाजिक की उपलब्धता/सम्भाव्यता।
- (3) रोजगार क्षेत्र/क्षेत्र क्षमता एवं सम्भावना।
- (4) परिवहन तंत्र क्षमता।

अध्ययन से यह स्पष्ट हुआ है कि वर्ष 2001 तक दिल्ली शहरी क्षेत्र-81 की शहरीकरण की सीमाओं को विवेक सम्मत रूप से फैलाकर और घनत्व में चुने हुए संशोधन करके लगभग 82 लाख जनसंख्या को बसाया जा सकता है। शेष 40 लाख की शहरी एक्सटेंशन में बसाया जा सकता है। डिजीजन-वार विभाजन नीचे दिया गया है :—

डिजीजन	तत्कालिक विस्तार सहित दि. श. क्षे 81 में जनसंख्या			
	मुख्य योजना के अनुसार	जनगणना 1981	धारणक्षमता	प्रस्तावित-2001
घनीकृत				
ए	3,22,600	6,22,207	4,20,460	4,20,460
सीमान्त सम्भाव्यता				
बी	3,98,200	5,67,804	6,30,000	6,19,200
सी	3,87,685	5,30,547	7,50,800	7,12,055
अधिक सम्भाव्यता				
डी	6,34,100	4,96,058	7,54,685	7,03,510
ई	9,69,270	10,28,794	17,89,300	16,38,080
एफ	8,27,125	8,22,200	12,78,425	11,91,840
जी	9,03,175	8,68,277	14,89,600	13,69,100
एच	9,20,485	5,17,687	18,65,270	15,97,900
योग	52,62,640	54,53,574	89,78,540	82,52,145

अगले दो दशकों में राजधानी की वृद्धि की प्रभावी रूप से व्यवस्था करने के लिए 40 लाख जनसंख्या को बसाने के लिए दिल्ली शहरी क्षेत्र 81 को लगभग 24,000 हेक्टेयर तक बढ़ाने की आवश्यकता है जो लगभग 82 लाख की जनसंख्या को सुव्यवस्थित रूप से बसा सकती है। शहरी के संतुलित विकास के सन्दर्भ में वर्ष 2001 तक बढ़ाई गई समय अवधि में विभिन्न विकास कार्यों के लिए आवश्यक भूमि का समय-समय पर अधिग्रहण किया जाएगा। अब तक 4,000 हेक्टेयर (अनुमानित) भूमि दि.स.क्षे.-81 की शहरी सीमाओं में सम्मिलित की गई है। इस प्रकार लगभग 20,000 हेक्टेयर भूमि की अपेक्षा आवश्यकता होगी।

निम्नलिखित तरीके से शहरी विस्तार भूमि को अनुमानतः विभिन्न भूमि उपयोगों में वितरित किया जाएगा :—

भूमि उपयोग	भूमि का %
आवासीय	45-55
व्यावसायिक	3-4
औद्योगिक	6-7
मनोरंजनात्मक	15-20
सार्वजनिक एवं अर्द्ध-सार्वजनिक सुविधाएँ	8-10
परिचालन	10-12
शेल्डर :—	

शेल्डर परिवार की अनिवार्य आवश्यकता होने के अतिरिक्त आर्थिक एवं कल्याण दोनों के विचार से विकास में भी अत्यन्त महत्वपूर्ण है। अधिकांश परिवारों के लिए आवास प्रायः पारिवारिक बचत प्रयासों का मुख्य उद्देश्य होता है। तत्वों से बचाव के अतिरिक्त आवास स्वच्छता, स्वास्थ्य, शिक्षा और अन्य कल्याणकारी सेवाओं और आय अर्जन करने के अवसरों तक पहुँचने की व्यवस्था करता है जो अधिकतम उत्पादकता और निम्न आय के परिवारों के अर्जन को आगे बढ़ाता है। भारी मात्रा में कम उपयोगिता वाले भूमि की उपलब्धता से कम लागत पर आवास को उत्पादनकारी बनाया जा सकता है।

दक्षता एवं समता :

आवास का रोजगार, सामाजिक सेवाओं और अन्य शहरी क्रियाकलापों से दृढ़ स्थानिक संबंध है। शेल्डर के रूप में इसकी प्रत्यक्ष आवश्यकता के अतिरिक्त आवास स्त्री और बच्चों के कल्याण, सार्वजनिक प्रारंभिक शिक्षा, प्रौढ़-अशिक्षा को हटाने, और सार्वजनिक वितरण प्रणाली का प्रसार करने जैसे पहलुओं के सामाजिक परिवर्तन करने वाले माध्यम के रूप में कार्य कर सकता है। आवास नीति शहरी क्षेत्रों की दक्षता एवं समता को प्रभावित करने के लिए मुख्य उपकरण के रूप में कार्य कर सकती है।

आवासीय घटक :

परिवारों की आवश्यकता को पूरी तरह से पूरा करने के लिए शेल्डर में निम्नलिखित आवश्यक घटक होने चाहिए :

- (1) स्थान—थरेलू क्रियाकलापों हेतु पर्याप्त हो।
- (2) आधुनिक संरचना  
भौतिक-अल, बिजली, तरल एवं ठोस कूड़ाकरकट का निपटारा।  
सामाजिक-शैक्षणिक स्वास्थ्य, मनोरंजनात्मक एवं अन्य सुविधाएँ
- (3) स्थिति—कार्य स्थल, शैक्षणिक एवं अन्य सुविधाओं के परिवहन के संबंध में
- (4) कार्यकाल—सुरक्षा, आवश्यकताओं के अनुकूल किराएदारी स्वामित्व
- (5) सामाजिक-आर्थिक  
अनुकूलता सामाजिक रूप से अनुकूल पड़ोस एवं उपलब्ध के अनुसार आर्थिक रूप से अनुकूलता।

आवास की आवश्यकता :

फिलहाल शहरी दिल्ली में लगभग 11.5 लाख गृहस्थ विभिन्न आवासीय योजनाओं-पुनर्वास आवासकार, भूखंडीय, बहु पारिवारिक, अनधिकृत, गाँवों, परम्परागत एवं अन्य योजनाओं में रहते हैं। अगले दो दशकों में लगभग 13 लाख गृहस्थों की और वृद्धि हो जाएगी। सभी परिवारों के लिए उचित आवास की व्यवस्था करना—योजना का मुख्य विषय है। वर्तमान आवासीय क्षेत्रों के संरक्षण सुधार और पुनर्जीवन के साथ-साथ नये आवासीय क्षेत्रों के विकास दोनों पर ही बल दिया जाना चाहिए।

फिलहाल लगभग 3.0 लाख आवासों की कमी का अनुमान लगाया गया है जिसमें (1) आवासकार एवं आश्रयहीन (2) सघन बने हुए क्षेत्रों में आवासों को बाँटकर रहने वाले परिवार और (3) जिन आवासों को बदलने की तुरंत आवश्यकता है सम्मिलित हैं। अगले दो दशकों (1981—2001) में लगभग 16.2 लाख नई आवासीय इकाइयों की आवश्यकता होगी जिन्हें 5 वार्षिक अंतरालों में विभाजित किया गया है जो नीचे दिया गया है :—

	आवश्यक नए आवास	प्रति वर्ष औसत
1981—86	000	000
1986—91	323	65
1991—96	379	76
1996—2001	434	87
	483	97

अध्ययन पर आधारित ऐसी व्यवस्था का विभिन्न एजेन्सियों का सांकेतिक प्रतिष्ठित निम्नलिखित तालिका में दिया गया है :—

आवासीय प्रकार	भूमि विकास	निर्माण एजेन्सी	आवास का %
स्लम	स्लम	स्लम	
आवास	विभाग	विभाग	3
व्यक्तिगत भूखंडों पर आवास	मुख्य भाग पहले से विकसित	व्यक्तिगत परिवार	17
नियोजता आवास	केन्द्रीय सरकार, दिल्ली प्रशा. स्थानीय निकाय	केन्द्रीय सरकार, दिल्ली प्रशा. स्थानीय निकाय	4
नियमित इनफिल सामान्य आवास	व्यक्तिगत	व्यक्तिगत	8
(ए) स्थल एवं सेवाएं	आवास एजेन्सी	व्यक्तिगत परिवार	25
(बी) निर्मित एवं आंशिक रूप से निर्मित आवास	आवास एजेन्सी एवं सहकारी	आवास एजेन्सी एवं सहकारी	43

दिल्ली में आवासीय सहकारी समितियों ने, जो सार्वजनिक और प्राइवेट के बीच अति व्यापी क्षेत्र है काफी सफलता प्राप्त की है और उन्हें और अधिक प्रोत्साहित किया जाना चाहिए। भूखण्डीय आधार पर व्यक्तिगत आवास वाली लघु सहकारी समितियों को भी प्रारम्भ किया जा सकता है। आवासों के निर्माण के लिए स्थल एवं सेवा योजनाओं में

इस धेनी हेतु पृथक परिवारों को आस्थानिक वित्त के विकास की आवश्यकता होती है।

आंशिक रूप से निर्मित भूखंडीय आवास--नयी संकल्पना :--

1962 में योजना लागू होने से पूर्व सामान्य जनता के लिए आवास 2 परिवारों के भूखंडीय विकास के रूप में उपलब्ध था। 1962 में इस योजना में इसके साथ-साथ बहुपरिवार (समूह) आवास का प्रस्ताव किया गया था। हाल ही में दो परिवार की योजना वाले विकास के लिए दूसरे तल पर तीसरे परिवार की इकाई की अनुमति दी गई है जिसे सामान्यतः "बर्साती" तल के रूप में जाना जाता है। वर्तमान आवासीय योजनाओं के सर्वेक्षणों/अध्ययन से संकेत मिलता है :--

- (1) लम्बे समय तक अधिकांश योजनाकृत विकास केवल पहली मंजिल तक रहता है और इस प्रकार सामान्यतः प्रति भूखंड एक से दो परिवार (लगभग 7 व्यक्ति) इसमें रहते हैं।
- (2) समग्र शहरी डिजाइन में समूह आवास भूमि का बहुत सीमांत गहन उपयोग करता है।
- (3) निर्मित आवासों की प्राथमिकता है।

आवासों का निम्नलिखित से भी संबंध है :-- (1) खर्च करने का सामर्थ्य (2) भूमि उपयोगिता की कुशलता (भूमि उपयोग प्रबलता) (3) समता (शहरी भूमि का सामाजिक वितरण) (4) लचीली विचार-धाराएं। सामान्य आवास का सबसे उपयुक्त प्रकार से 70 से 80 वर्ग मीटर (वर्ग मी.) तक के पृथक-पृथक भूखंडों पर आंशिक रूप से निर्मित आवास होगा।

प्रत्येक गृहस्वामी को स्थान की दृष्टि से 80 वर्ग मी. से 120 वर्ग मी. का आवास प्राप्त होगा। पृथक भूखंड होने के कारण इसका निर्माण चरणों में किया जा सकता है। जैसा कि खर्च करने का सामर्थ्य हो। अधिक खूब से कमजोर वर्ग हेतु स्थल एवं सेवाओं और सेवा कर्मियों के मामले में कम से कम 32 वर्ग मी. के भूखंडों पर एकल परिवार के आवासों की व्यवस्था की जा सकती है जिसमें पृथक स्नानागार और शौचालय होगा।

इस प्रकार के आवासों द्वारा 350-400 व्यक्ति प्रति हेक्टेयर (व्य. प्र. हे.) का कुल आवासीय घनत्व प्राप्त किया जा सकता है, और शहर के स्तर पर 180-200 व्य. प्र. हे. का समग्र घनत्व संभावित है। अब भी उच्च सकल आवासीय घनत्व सीमान्त रूप से मात्रा/भूमि के अनुपात को बढ़ा रहा है और इसे विशेष स्थितियों में ही निर्धारित किया जाना चाहिए। तुलना के लिए यह देखा जा सकता है कि 1961-81 के दौरान योजना में निर्धारित सकल आवासीय घनत्व बहुत कम था; निर्धारित औसत सकल आवासीय घनत्व 187 व्यक्ति प्रति हेक्टेयर और सम्पूर्ण शहर स्तर का घनत्व लगभग 100 व्यक्ति प्रति हेक्टेयर था।

संस्तुत किए गए रूप में सामान्य सार्वजनिक आवास के मुख्य भाग के लिए शहरी भूमि के न्यायसंगत वितरण के लिए व्यवस्था की जा सकती है। केवल आवास के छोटे भाग की ही 3 परिवार भूखंडों के रूप में दिया जा सकता है जिनका आकार 150 वर्ग मी. से 250 वर्ग मी. तक होगा और वे बहु-परिवार के आवास होंगे। आवासीय भूखंड सीमित संख्या में (1% से कम) 350 वर्ग मी. तक हो सकते हैं।

आवासीय क्षेत्रों में योजनाबद्ध मिश्रित उपयोग प्रारम्भ करना वांछनीय होगा। आवासीय योजनाओं में दुकान/घरेलू उद्योगों के लिए भूतल पर और आवास के प्रथम या उससे ऊपर के तल पर अभिप्रेत मिश्रित उपयोग के लिए विशेष रूप से भूखंडों के समूह का आरक्षण भी रखना चाहिए।

संरक्षण, पुनर्जीवन एवं पर्यावरणी सुधार :

परंपरागत क्षेत्रों के मामले में संरक्षण एवं पुनर्जीवन आवश्यक होता है और अन्य पुराने निर्मित क्षेत्रों पुनर्वास कालोनिज्म, और शहरी गांवों में पर्यावरणीय उन्नयन और सुधार की आवश्यकता होती है।

परंपरागत आवास का सर्वाधिक सहत्वपूर्ण भाग चार दीवारी का शहर है किसी समय जो एक सुन्दर शहर था वह अब एक अव्यवस्थित चित्र प्रस्तुत करता है। चार दीवारी का शहर शाहजहाँवाद सुविस्तृत महानगर का एक अर्धन्तर क्षेत्र बन गया है जिसमें केन्द्रीय व्यापार जिला स्थापित है। वर्ष 1961 तक चार दीवारी के शहर शाहजहाँवाद में जनसंख्या बहुत घनी हो गई किन्तु तब से आवासीय उपयोग बड़े पैमाने पर व्यावसायिक उपयोग में परिवर्तित हो गए हैं। नीचे दी गई तालिका देखें :--

स्थान	जनसंख्या लाखों में			
	1951	1961	1971	1981
चार दीवारी का शहर	3.81	4.20 (+10.24)	4.09 (-2.62)	3.62 (-11.49)
योजना डिजीजन "ए"	5.38	6.50 (+20.81)	6.80 (+4.62)	6.22 (-8.52)

कोष्ठकों के आंकड़े दशकों के अंतर के प्रतिफल को प्रकट करते हैं।

चार दीवारी के शहर के परंपरागत क्षेत्र के लिए विशेष व्यवस्था की आवश्यकता है। निम्नलिखित उपायों की सिफारिश की गई है :--

(1) हानिकार और खतरनाक उद्योगों और व्यापार को स्थानांतरित करना और गैर-आवासीय कार्यकलापों को सीमाबद्ध करना।

चार दीवारी के शहर में अम्ल, रसायनों और उल्लवनीय सामग्रियों का उपयोग करने वाली औद्योगिक इकाइयाँ और प्लास्टिक, रेक्सिन आदि के व्यापार हैं जो हानिकार एवं खतरनाक हैं। इस क्षेत्र की सबसे पहले आवश्यकता यह है कि ऐसे उद्योगों और व्यापारों को प्राथमिकता के आधार पर विस्तृत औद्योगिक क्षेत्रों और इन व्यापारों के लिए विशेष रूप से निर्धारित क्षेत्रों में स्थानांतरित किया जाना चाहिए।

चार दीवारी के शहर के पर्यावरणी सुधार के लिए (1) थोक-गोदामों को थोक एवं भंडारण क्षेत्रों में और डेयरियों को ग्रामीण उपयोग जोन क्षेत्रों में स्थानान्तरण करने की आवश्यकता है। थोक फल एवं सब्जी मार्केट अर्थात् फूल मंडी को भी स्थानांतरित किया जाना चाहिए। 1961-81 की अवधि में चार दीवारी के शहर में थोक व्यापार और अन्य व्यावसायिक क्रियाकलापों में तेजी से वृद्धि हुई है। इस बात का पूरा खतरा है कि कहीं थोड़े समय में संपूर्ण चार दीवारी का शहर पूर्णतः व्यावसायिक क्षेत्र में परिवर्तित न हो जाए जिससे शहरी परंपरा का एक सहत्वपूर्ण क्षेत्र पूरी तरह से नष्ट न हो जाए। वर्तमान व्यावसायिक क्रियाकलापों को स्थानान्तरित और पुनः स्थापित करना भी संभव नहीं होगा किन्तु यह भी अत्यधिक सहत्वपूर्ण है कि व्यावसायिक क्रियाकलापों को वर्तमान स्तर तक सीमित किया जाना चाहिए। अध्याय-2 में विकास संहिता के खंड 9 को देखें।

चार दीवारी के शहर में लगभग 1.5 लाख व्यावसायिक एवं औद्योगिक प्रतिष्ठान हैं। 1961-81 की अवधि के दौरान चार दीवारी के शहर में व्यावसायिक उपयोग खारी बांक्ली के उत्तर में थोक व्यापार हेतु

चांदनी चौक के उत्तर में सामान्य व्यापार एवं वाणिज्य हेतु और लाजपतराय मार्किट के फुटकर व्यापार केन्द्र तक सीमित था। फिलहाल व्यापार और वाणिज्य क्रियाकलाप व्यावहारिक रूप से चार दीवारी के शहर के समस्त आवासीय क्षेत्रों में अनुचित रूप से प्रविष्ट हो गए हैं। भवनों की आर्थिक वृद्धि के 240.69 हेक्टेयरों में से 98.34 हेक्टेयर अर्थात् 40% का व्यावसायिक एवं औद्योगिक उपयोग होता है। संरक्षण को कार्यान्वित करने के लिए वर्तमान स्तर तक गैर-आवासीय क्रियाकलापों को परिसीमित करना नितांत आवश्यक है।

(2) भौतिक एवं सामाजिक आधारिक संरचना का उन्नयन :

यद्यपि चार दीवारी के शहर के संपूर्ण भागों में जल आपूर्ति की लाइनें और सीवर लाइनें उपलब्ध हैं फिर भी कभी लगभग 25% आवासों को नगरपालिका की जल आपूर्ति और लगभग 50% आवासों को नगरपालिका के सीवर कनेक्शन उपलब्ध नहीं हैं।

चार दीवारी के शहर में अनिवार्य रूप से जल-आपूर्ति और सीवर कनेक्शन की व्यवस्था करना आवश्यक होगा। शहर के सघन रूप से निर्मित इस भाग को साफ रखने के लिए मार्ग पर पाइपों अथवा छेदों आदि से निकलने वाले पानी के बहाव को रोकने के लिए दण्डात्मक कार्यवाही प्रारम्भ की जा सकती है। कटरों का पुनर्विकास करके सामाजिक आधारिक संरचना की व्यवस्था की जा सकती है।

(3) यातायात एवं परिवहन, प्रबंध एवं विनियम :

चार दीवारी के शहर में धीमी गति वाला यातायात बड़े पैमाने पर है जिसके लिए चावड़ी बाजार, चांदनी चौक, श्रद्धानंद मार्ग और आसफ अली रोड जैसे मार्गों पर ट्राममार्ग को पुनः प्रारम्भ करना उचित होगा।

ट्राम मार्गों के प्रारम्भ होने पर अजमेरी गेट और लाल किले पर पार्किंग गैराजों की व्यवस्था करना आवश्यक होगी। ट्रामों का प्रारम्भ करने के अतिरिक्त यातायात के नियंत्रण के लिए निम्नलिखित उपायों को क्रियान्वित किया जाना है।

(क) दो मुख्य सड़कों अर्थात् दिल्ली गेट व कश्मीरी गेट के बीच की सड़क और दूसरी मोरी गेट व रेलवे स्टेशन के सामने से गुजरने वाली कौड़िया पुल के बीच वाली सड़क पर बसों और मोटरकारों को अनुमति दी जाए।

(ख) उपर्युक्त (क) में दी गई सड़कों से कारों को चार दीवारी के शहर में आने की अनुमति न दी जाए और वे निदिष्ट स्थानों पर खड़ी की जाएं।

(ग) मोरी गेट और अजमेरी गेट पर दो माल-टर्मिनलों का विकास किया जाएगा जहां से माल को हल्के-ट्रकों अथवा ट्रैप्पो से ले जाया जाएगा। इन टर्मिनलों से माल को चार दीवारी के शहर में उनके गंतव्य स्थलों तक बैटरी से चलने वाले वाहनों से ले जाया जाएगा। पशुओं द्वारा चलाए जाने वाले समस्त वाहनों के उपयोग पर रोक लगा दी जानी चाहिए।

(4) ऐतिहासिक भवनों का संरक्षण एवं जीर्णोद्धार :

भारतीय पुरातत्व सर्वेक्षण विभाग द्वारा चार दीवारी के शहर में 411 ऐतिहासिक स्मारक स्थल एवं भवन बताए गए हैं। इनमें से लाल किले (32 स्मारक) और जामा मस्जिद सहित केवल 42 स्मारक ही सुरक्षित हैं। चार दीवारी के शहर के पुनर्निर्माण के दौरान भारतीय पुरातत्व सर्वेक्षण विभाग द्वारा बताए गए सभी स्मारकों और प्राचीन धार्मिक भवनों को उचित रूप से व्यवस्था की जानी चाहिए।

(5) आवासीय क्षेत्र का पुनर्जीवन :

फिलहाल लगभग 568 हेक्टेयर के कुल क्षेत्र में से 180 हेक्टेयर क्षेत्र आवासीय उपयोग के अंतर्गत आता है। जिसमें से केवल 145 हेक्टेयर

आवासीय उपयोग के लिए जैविक विकास के रूप में है। क्षेत्र का शेष भाग या तो औपनिवेशिक शासन में पुनर्विकसित किया जा चुका है अथवा आवासीय के अतिरिक्त अन्य उपयोगों में परिवर्तित हो चुका है। अगर रहने योग्य आवासीय क्षेत्र के रूप में जैविक विकास के 145 हेक्टेयरों को पुनर्जीवन देना संभव हो जाए तो इसका कम महत्व न होगा।

भवनों की परंपरागत विशेषता और शैली को ध्यान में रखते हुए पुनर्जीवन दिया जाना चाहिए। सामान्य आवासों के लिए विद्यमान वास्तुकलात्मक ढांचे के अनुसार मरम्मत की अनुमति दी जाए। काबिजों को पुनः बसाने के लिए कटरों का पुनर्विकास किया जाए और बहु-सुविधाजनक भवनों की व्यवस्था की जाए।

समग्र परिप्रेक्ष्य में, चार दीवारी के शहर के संरक्षण को सफल बनाने हेतु वर्तमान आवासीय विशेषता के संरक्षण में शहर के वर्तमान ढांचे और शहरी एवं मार्ग-दृश्य की विशेषता को ध्यान में रखा जाना चाहिए।

चार दीवारी के शहर का विस्तार :

पहाड़गंज, सदर बाजार और रोशनारा रोड जैसे क्षेत्र मुख्यतः मिश्रित भूमि उपयोग वाले प्राचीन सघन निर्मित क्षेत्र हैं। इन क्षेत्रों में यातायात की भीड़-साड़, अपर्याप्त भौतिक एवं सामाजिक आधारिक संरचना, खुले स्थानों का अभाव की बहुत गंभीर समस्या है। आधारिक संरचना के न्यूनतम स्तर की व्यवस्था करने के लिए इन क्षेत्रों में संरक्षी कांट-छांट करने की आवश्यकता होगी इन क्षेत्रों की शहरी नवीकरण योजनाओं से योजना-यत्न के रूप में संरक्षी कांट-छांट द्वारा भौतिक और सामाजिक-आर्थिक उपलब्धियां प्राप्त होनी चाहिए। थोक व्यापार के लिए अपेक्षित आवश्यक आधारिक संरचना की व्यवस्था करके सदर बाजार की थोक मार्किट को वहीं पुनर्विकसित किया जा सकता है।

पुनर्वास कालोनियां: पुनर्वास कालोनियां की तात्कालिक आवश्यकता व्यक्ति लक सेवाएं अर्थात् पानी, सीवर और बिजली है। कनेक्शन जोड़ने वाली लाइनों के उपलब्ध न होने अथवा वित्तीय अड़चनों के कारण बहुत से क्षेत्रों में तत्काल नियमित मूल-व्यवस्था करना संभव न होगा। ऐसे मामलों में व्यक्तिगत अथवा सामूहिक आधार पर द्विपक्षीय-विधि द्वारा कम लागत वाली स्वच्छता-प्रणाली अपनाई जानी चाहिए। संबंधित सरकारी विभागों और आवासीय एजेंसियों के सामाजिक कार्य को पूरा करने के लिए जो गैर-सरकारी संगठन प्रौढ़ शिक्षा केन्द्रों, शिशु सदन, बालवाडियों और इसी प्रकार की संस्थाओं की स्थापना करने के लिए आगे आते हैं उन्हें प्रोत्साहित किया जाना चाहिए। आय बढ़ाने के लिए परिवारों की सामर्थ्य बढ़ाने के लिए निरंतर प्रयास किया जाना चाहिए। इन बस्तियों में अथवा उनके निकट उचित व्यवस्था की जानी चाहिए और उसकी परीक्षा की जानी चाहिए।

अनधिकृत कालोनियां: प्रत्येक योजनाबद्ध विकास के लिए नियंत्रण की आवश्यकता होती है जिसका इस शहर में इस प्रकार के हो रहे भवन-निर्माण क्रियाकलाप में अभाव प्रतीत होता है। शहर में विद्यमान लगभग 600 से अधिक अनधिकृत कालोनियां जिन पर नियमन के लिए विचार किया गया है, इसका परिणाम हैं। इन कालोनियों में विद्यमान भौतिक पर्यावरण के निम्न स्तर में सुधार आने के लिए नियमन का वर्तमान तरीका सहायक सिद्ध नहीं होगा। भौतिक और सामाजिक आधारिक संरचना का सुधार करने के लिए अनधिकृत कालोनियों में भूकान मालिकों को सोसायटियों का गठन करने के लिए कहा जाना चाहिए और इन सोसायटियों को लक्ष्य समूह के सुधार हेतु योजनाएं लेकर आगे आना चाहिए। इससे कार्यों की वर्तमान स्थिति में सुधार आने की सम्भावना है।

शहरी गांव: इस समय शहरीकरण योग्य सीमाओं में 106 गांव हैं। इसके विस्तार होने के कारण शहरी क्षेत्र में और गांव भी सम्मिलित होंगे। शताब्दियों से इन बस्तियों की जीवन शैली पूर्णतः भिन्न है जो अब शहरी याता-वरण में मिल रही हैं और नियोजन एवं विकास प्रक्रिया में इसकी संवेदनशील व्यवस्था करने की आवश्यकता है। इन बस्तियों को आधुनिक सेवाएं और सुविधाएं दी जानी चाहिए और उनकी परंपरागत सांस्कृतिक शैलियों को भी पुष्ट किया जाना चाहिए।

सुटियन की नई दिल्ली : नई दिल्ली का आवासीय क्षेत्र विशेषतः राज-पथ के दक्षिण क्षेत्र का बहुत सुन्दर पर्यावरण है। फिलहाल इस क्षेत्र में आवासीय इकाइयों को अलग करके घड़े आवासीय भूखंड भी हैं। अपने वर्तमान रूप में शहर के मध्य-भाग में यह बहुत कम घनत्व वाला अद्वितीय क्षेत्र है।

इस क्षेत्र के पुनर्विकास हेतु क्षेत्र को पुनः सघन बनाने और पर्यावरण का संरक्षण करने की दृष्टि से नई दिल्ली पुनर्विकास सलाहकार समिति के डिजाइन समूह द्वारा कई विषयों का अध्ययन किया गया। इस अध्ययन को और परिष्कृत किया जाएगा ताकि इस क्षेत्र को वृक्ष जटित विशेषता में बाधा न पड़े। सिविल लाईन क्षेत्र के लिए भी इसी प्रकार का अध्ययन किया जाना चाहिए।

सामान्यतः वर्तमान सभी विकसित आवासीय क्षेत्रों का एक-एक करके पर्यावरणी सुधार (1) वृक्षारोपण एवं भू-दृश्य निर्माण (2) आधारिक संरचना की व्यवस्था—भौतिक एवं सामाजिक और उचित व्यवस्था करना जहाँ इसका अभाव है (3) स्थानीय निवासियों द्वारा अंत तक एक के बाद एक आधारिक संरचना के प्रबंध की संभाव्यता द्वारा करना आवश्यक होगा।

कार्य-केन्द्र

उद्योग

फिलहाल लगभग 46000 औद्योगिक इकाइयाँ हैं। 10 कामगारों से कम वाली 77% और 10 से 20 कामगारों के बीच वाली 16% इकाइयाँ हैं। 2001 तक औद्योगिक इकाइयों की संख्या लगभग 93,000 तक बढ़ जाएगी। औद्योगिक क्षेत्र में श्रम-बल का प्रतिशत लगातार बढ़ रहा है। पिछले तीन दशकों और इनमें से भी सर्वाधिक पिछले पांच वर्षों में शहर की औद्योगिक संरचना में पर्याप्त परिवर्तन हुआ है। निम्नलिखित दो प्रकार के वर्तमान उद्योगों के लिए आधार का आवश्यकता है जिनका बहुत तेजी से विकास हुआ है।

- (1) इलेक्ट्रिकल एवं इलेक्ट्रॉनिक्स
- (2) रबड़, प्लास्टिक एवं पेट्रोलियम-उत्पाद

विद्यमान विनियमों के अनुसार बड़ी संख्या में वर्तमान उद्योग नॉन-कान्फॉर्मिंग रूप में स्थित होंगे जबकि ये आवासीय और व्यावसायिक उपयोग ज़ोनों में स्थित हैं। इस प्रकार शहर में उद्योगों के कान्फॉर्मिंग/नॉन-कान्फॉर्मिंग और संपूर्ण अनुकूलता के विषय में अध्ययन किया गया है।

अनुबंध-3—उद्योगों का वर्गीकरण में निर्धारित शर्तों के अनुसार विभिन्न उपयोग ज़ोनों में नई औद्योगिक इकाइयों की अनुमति होगी। विभिन्न उपयोग ज़ोनों में विद्यमान औद्योगिक इकाइयों के लिए निम्नलिखित सिफारिश की गई है—

- (क) अनुबंध-3 क में निर्दिष्ट किए गए प्रकारों के अधिकतम 5 कामगारों और 1 किलोवाट पावर वाले उद्योग आवासीय क्षेत्रों के अनुकूल हैं और उन्हें जारी रखने की अनुमति दी जाए। आवासीय क्षेत्रों में इस प्रकार के नये उद्योगों को भी अनुमति दी जा सकती है।
- (ख) अनुबंध-3 छ में निर्दिष्ट किए गए प्रकारों की औद्योगिक इकाइयाँ और 20 अथवा उससे अधिक कामगार वाले अन्य उद्योग आवासीय, व्यावसायिक और अर्ध-औद्योगिक उपयोग ज़ोनों के अनुकूल नहीं हैं। इन्हें तत्काल स्थानांतरित किया जाना चाहिए। (अधिकतम अवधि 5 वर्ष)
- (ग) अनुबंध-3 ग, ग, घ, च—में निर्दिष्ट किए गए प्रकारों किंतु अनुबंध-3 के अनुसार नॉन-कान्फॉर्मिंग 10—19 कामगारों वाली औद्योगिक इकाइयों को आवासीय और व्यावसायिक उपयोग ज़ोनों में चलते रहने दिया जाए और इस अवधि के दौरान उन्हें पुनः स्थापना का पूरा अवसर देते हुए पांच वर्षों के बाद पुनः रीक्षण किया जाना चाहिए। अनुबंध 3 के अनुसार केवल अनु-

कूल नयी औद्योगिक इकाइयों को आवासीय अथवा व्यावसायिक उपयोग ज़ोनों में अनुमति दी जानी चाहिए।

- (घ) अनुबंध-3 ख, ग, घ, च में निर्दिष्ट किए गए प्रकारों किंतु अनुबंध-3 के अनुसार नॉन-कान्फॉर्मिंग 9 कामगारों तक की औद्योगिक इकाइयों को आवासीय और व्यावसायिक ज़ोनों में चलते रहने दिया जाए और इस अवधि के दौरान उन्हें पुनः स्थापना का पूरा अवसर देते हुए 10 वर्षों के बाद पुनः रीक्षण किया जाना चाहिए। "ग" की इकाइयों के बाद इनकी व्यवस्था की गई है।

- (च) अनुबंध-3 झ में दिए गए प्रकारों की औद्योगिक इकाइयों को संघ राज्य-क्षेत्र, दिल्ली में अनुमति नहीं है।

दिल्ली में 82 जल प्रदूषित करने वाली औद्योगिक इकाइयाँ हैं। इन इकाइयों को निस्सार के शोधन हेतु पृथक्/संयुक्त प्रबंध करने चाहिए। लगभग 30% इन इकाइयों को तत्काल औद्योगिक क्षेत्रों में स्थानांतरित किया जाना चाहिए जो अन्य क्षेत्रों में स्थित हैं।

उचित सर्वेक्षण और मूल्यांकन करने के बाद निम्नलिखित औद्योगिक समूहों के लिए औद्योगिक क्षेत्र की पुनर्विकास योजनाएं तैयार की जानी चाहिए। पर्यावरण का उत्तयन करने के बाद जो औद्योगिक इकाइयाँ उपयोग ज़ोन में निरापद और अनुरूप हों उन्हें नियमित किया जा सकता है।

- |                  |                          |
|------------------|--------------------------|
| (1) आनन्द पर्वत  | हल्का औद्योगिक क्षेत्र   |
| (2) शाहदरा       | हल्का औद्योगिक क्षेत्र   |
| (3) समयपुर बादली | विस्तृत औद्योगिक क्षेत्र |

प्रत्येक औद्योगिक इकाई का नियमन उसके अपने गुणों के आधार पर होगा। इन योजनाओं का नियमन करते समय पट्टेदारी का निर्णय किया जा सकेगा।

विद्यमान औद्योगिक इकाइयों के लिए उपयुक्त सिफारिशें हो जाने से।

- (क) लगभग 5,000 औद्योगिक इकाइयों को जो उत्पातकारक, हानिकार और खतरनाक प्रकार की हैं, उन्हें पांच वर्षों में नियोजित औद्योगिक क्षेत्रों में स्थानांतरित करना होगा।
- (ख) लगभग 25,000 औद्योगिक इकाइयों को औद्योगिक उपयोग हेतु निर्धारित किए जाने वाले शहरी एक्सटेंशन में भूखंड दिए जाएँ और 5 व 10 वर्षों के बाद स्थिति का समीक्षा की जाएगी।

भूमि उपयोग प्लान में किए गए संकेत के अनुसार निर्धारित उपयोग ज़ोनों की निम्नलिखित अवस्थितियों दिल्ली शहरी क्षेत्र 81 में औद्योगिक क्रियाकलाप का संचालन किया जाएगा:

- (1) हल्के उद्योग—प्लेटिड फैक्टरी एवं सेवा उद्योग  
झंडेवालान, जी. टी. रोड पर बिरलामिल, शंकर मार्किट के निकट, डी. सी. एम., आनंद पर्वत, कंति नगर, पूसा संस्थान के निकट।
- (2) हल्के उद्योग—सेवा केन्द्र (अनुबंध 1 देखें)।
- (3) हल्के औद्योगिक संपदाएं  
मोतिया खान, शाहजादाबाग, झिलमिल, ताहिरपुर, कंतिनगर, आनन्द पर्वत, जी. टी. रोड (शाहदरा), केफोपुर, बदरपुर, गुलाबी बाग, हिंदुस्तान प्रीफ़ेब्रोगल, ओखला औद्योगिक क्षेत्र, मयूरा रोड, नारायणा, दिल्ली दुग्ध योजना, बंजरपुर, लारेंस रोड, जी. टी. रोड, मोती नगर, भारत सरकार मुद्रणालय, रोहंतक रेलवे लाईन का उत्तर और रोहिणी (पाकट)।
- (4) विस्तृत औद्योगिक संपदाएं  
चिल्ला, ओखला, नजफगढ़ रोड, मायापुरी, रोहंतक रोड, पटपड़गंज, जहांगीरपुरी का दक्षिण, मंदर डेयरी, समयपुर बादली।

अगले दो दशकों में औद्योगिक इकाईयों की बढ़ती हुई आवश्यकता को पूरा करने के लिए शहरी एक्सटेंशन में 16 नये हल्के औद्योगिक क्षेत्रों (कुल क्षेत्र लगभग 15.53 हेक्टर) का विकास करने की आवश्यकता होगी। प्रत्येक औद्योगिक क्षेत्र में निविष्ट प्रकारों हेतु लगभग प्रति 20 हेक्टर वाली 5 इकाईयों तक की औद्योगिक संपदाएं (लघु औद्योगिक संपदा इकाईयों हेतु) होंगी।

## समूह-1

- (क) सूत, सूती-वस्त्र, ऊन, सिल्क एवं सिंथेटिक फाइबर, सूती-उत्पाद  
(ख) फर्नीचर, जूड़नार अन्य लकड़ी एवं कागज के उत्पाद

## समूह-2

- (क) इलेक्ट्रिकल एवं इलेक्ट्रॉनिक यंत्र  
(ख) चमड़ा एवं लोमचर्म उत्पाद वबड़, प्लास्टिक एवं पेट्रोलियम-उत्पाद।

11 औद्योगिक संपदा इकाईयों प्रत्येक।

## समूह-3

- धातु एवं धातु-उत्पाद, मिश्रधातु, मशीन, उपकरण, परिवहन के उपकरण, एवं पुर्जे तथा विविध उत्पाद।

26 औद्योगिक संपदा इकाईयों

पाँच यू. आई. ई. निविष्ट औद्योगिक क्रियाकलापों हेतु अर्थात् दो यू. आई. ई. प्रत्येक (1) खाद्य और (2) रसायन एवं रासायनिक उत्पादों के लिए होंगी। सड़क को धूल सेवचाने के लिए लगभग 100 मीटर की हरित पट्टी द्वारा सभी ओर से खाद्य की यू. आई. ई. को पूरी तरह से अलग रखा जाएगा। कम्प्यूटर उद्योग के लिए एक यू. आई. ई. का विकास किया जाएगा।

दिल्ली शहरी क्षेत्र 81 में जिन निविष्ट प्रकारों के उद्योगों को अनुमति दी गई है वे नीचे दिए गए हैं:

औद्योगिक क्षेत्र	अनुमति दिए गए उद्योगों के प्रकार
1. लारेंस रोड	खाद्य-उत्पाद
2. वजीरपुर]	समूह-1
3. नारायणा फेज-1	समूह-2
4. नारायणा फेज-2	समूह-1
5. जी. टी. करनाल रोड	समूह-1

जिन हल्के व विस्तृत औद्योगिक क्षेत्रों में किसी निविष्ट प्रकार का निर्धारण नहीं किया गया है उन्हें इन जोनों में अनुमति प्राप्त सभी प्रकार के उद्योगों की स्थापना के लिए उपयोग किया जा सकता है।

शहरी एक्सटेंशन में विस्तृत औद्योगिक क्रियाकलाप को दो स्थितियों में लगभग 265 हेक्टे. में सीमित रखा जाएगा। इन क्षेत्रों का उपयोग मुख्य तौर से विद्यमान प्रतिकूल औद्योगिक इकाईयों को स्थानान्तरित करने और कुछ नई औद्योगिक इकाईयों की स्थापना के लिए किया जाएगा।

## व्यापार एवं वाणिज्य

## फुटकर व्यापार

विपणन क्षेत्र बहुत महत्वपूर्ण है और ये शहर की छवि उत्पन्न करते हैं। इन क्षेत्रों से दिन-प्रतिदिन की खरीददारी की आवश्यकताओं के साथ-साथ आकस्मिक एवं आवेगशील खरीददारी की आवश्यकताएँ भी पूरी होती

चाहिए। दिल्ली शहर में अनौपचारिक क्षेत्र बहुत महत्वपूर्ण भूमिका निभाता है जिसका पुर्नगठन किए जाने की आवश्यकता है। यह क्षेत्र जो कि रोजगार का सृजक है, उचित आधार्मिक संरचना के अभाव में कम उत्पादकता कर पाता है। अनौपचारिक क्षेत्र को मिलाकर सक्रिय विपणन क्षेत्रों का सृजन करना संभव है।

फिलहाल दिल्ली में 18.25 दुकान प्रति हजार जनसंख्या की दर से लगभग एक लाख फुटकर दुकानें हैं। विभिन्न आकार और विशेषता वाली ये दुकानें पूरे शहर में फैली हुई लगभग 100 मार्किटों में स्थित हैं। सड़कों के किनारे और जनता के अन्य ध्यानाकर्षण केन्द्रों पर इन विपणन क्षेत्रों में लगभग 1.39 लाख अनौपचारिक क्षेत्र की फुटकर इकाईयों (छत रहित) भी चल रही हैं। दिल्ली में साप्ताहिक मार्किटों की परंपरा रही है और फिलहाल 6,000 दैनिक विपणन स्थानों सहित 95 साप्ताहिक मार्किट स्थल (1 लाख की जनसंख्या हेतु 1.8 साप्ताहिक मार्किट) हैं। ये मार्किट एक सप्ताह में एक स्थान पर कार्य करती हैं और उद्यमी सप्ताह के भिन्न-भिन्न दिनों में भिन्न-भिन्न स्थानों पर आते-जाते रहते हैं। फुटकर विपणन केन्द्र, पालिका बाजार—शहर का अत्यधिक फ़ैशन परस्त अथवा यह कहें कि समस्त उत्तरी भारत में अद्वितीय एक उपनगरीय क्षेत्र के अस्थायी केन्द्रों से भिन्न हैं। लगभग 28 लाख की अतिरिक्त जनसंख्या के लिए दिल्ली शहरी क्षेत्र 81 में 44,200 फुटकर दुकान (लगभग 26 वर्ग मी० के औद्योगिक क्षेत्र वाली दुकान) की आवश्यकता होगी।

शहरी दिल्ली में फिलहाल लगभग 38.8 लाख वर्ग मीटर का व्यावसायिक कार्यालय स्थान है। अतिरिक्त रोजगार के लिए दिल्ली शहरी क्षेत्र 81 में 24.72 लाख वर्ग मी. और शहरी एक्सटेंशन में 28.44 लाख वर्ग मी. स्थान की आवश्यकता है।

उपक्रमों और सिनेमा, होटल आदि से संबंधित क्रियाकलापों के कार्यालयों के लिए अपेक्षित विपणन व्यावसायिक कार्यालयों और आवश्यक सुविधाओं को स्थान देने के लिए सामान्य रूप से व्यावसायिक क्षेत्रों की पांच तल्ला प्रणाली को अपनाया जाना है।

तल	नाम	लाभ प्राप्त करने वाली जनसंख्या
1. केन्द्रीय व्यापार जिला (उप-केन्द्रीय व्यापार जिले सहित)	शहर	(उप शहर सहित)
2. जिला केन्द्र		4,00,000 से 7,00,000 तक
3. सामुदायिक केन्द्र		60,000 से 1,00,000 तक
4. स्थानीय बाजार		15,000 से 20,000 तक
5. सुविधा बाजार]		5,000 से 6,000 तक

## केन्द्रीय व्यापार जिला :

शहर और क्षेत्रीय स्तर पर कार्यरत व्यावसायिक केन्द्रों की श्रृंखला में केन्द्रीय व्यापार जिले (के. व्या. जि.) शिखर पर हैं। केन्द्रीय व्यापार जिले के रूप में कार्य कर रहे वर्तमान क्षेत्र हैं:—

- (1) पुराना शहर
- (2) आसफ अली रोड
- (3) कनॉट प्लेस एवं उसका विस्तार (महानगर शहर केन्द्र)
- (4) करील बाग

पुराना शहर, आसफ अली रोड और करील बाग अब विशेष विनियमों के रूप में पदनामित क्षेत्र के भाग हैं।

और विकास संहिता में दिए गए विशेष विनियमों के अनुसार इनका विकास किया जाएगा। कनॉट प्लेस और इसके विस्तार का महानगर शहर केन्द्र की अनुमोदित विकास योजना के अनुसार विकास किया जाएगा बशर्ते कि इसके क्रियाकलापों के विकेन्द्रीकरण के संबंध में डिजाइन का अध्ययन किया जाए।

## उप-केन्द्रीय व्यापार जिला :

2001 तक उप-नगरीय स्तर पर दो उप-केन्द्रीय व्यापार जिले— एक यमुनापार क्षेत्र में और दूसरा शहरी एक्सटेंशन में विकास हेतु प्रस्तावित हैं। इन्हें नीचे दी गई भूमि के नियन्त्रण के अनुसार विकसित किया जाएगा :

शाहदरा शहरी एक्सटेंशन  
(क्षेत्र हेक्टेयरों में)

1. थोक व्यापार	10.0	—
2. फुटकर व्यापार	13.3	17.0
3. कार्यालय	6.6	17.0
4. सेवा केन्द्र	2.0	3.0
5. होटल	2.0	6.0
6. सांस्कृतिक केन्द्र	2.0	4.0
7. जन सुविधाएं	2.5	6.0
8. खुले स्थान (डिजाइन हेतु लोचनीलता)	9.6	13.0
योग	48.0	66.0

1981 की जनगणना के अनुसार यमुनापार क्षेत्र की जनसंख्या एक मिलियन से अधिक है। 2001 तक उप-केन्द्रीय व्यापार जिला लगभग 17 लाख जनसंख्या की आवश्यकता की पूर्ति करेगा और प्राथमिकता के आधार पर इसका विकास किया जाना चाहिए।

## जिला केन्द्र :

तीन जिले केन्द्र प्रथा में नेहरू प्लेस, राजेन्द्र प्लेस और भीकाजी कामा प्लेस लगभग पूरी तरह से विकसित किए जा चुके हैं और तीन अन्य प्रथा जनकपुरी, लक्ष्मी नगर और शिवाजी प्लेस का विकास किया जा रहा है। झण्डेवाला का मुख्य भाग 1982 से पूर्व ही विकसित हो गया था और फिलहाल उसके कुछ भाग का विकास किया जा रहा है। इन जिला केन्द्रों हेतु भूमि नियन्त्रण नीचे दिया गया है :—

जिला केन्द्र	क्षेत्र हेक्टेयरों में
नेहरू प्लेस	38.20
राजेन्द्र प्लेस	9.31
भीकाजी कामा प्लेस	14.16
जनकपुरी	14.97
लक्ष्मी नगर	12.95
शिवाजी प्लेस	22.60
झण्डेवाला	12.97

नेहरू प्लेस में 4 हेक्टेयर क्षेत्र जो 1961—81 की अवधि के दौरान सरकारी कार्यालयों के लिए प्रस्तावित किया गया था। अब 30% कवरेज और 75 प्लोर एरिया रेशो (एफ ए. आर.) के अनुसार उसका विकास फुटकर विपणन स्थल के रूप में करने की सिफारिश की गई है।

उपर्युक्त सात जिला केन्द्रों के अतिरिक्त 2001 तक निम्नलिखित तालिका में दिए गए क्षेत्र के कार्यक्रम के अनुसार 20 अन्य जिला केन्द्रों का विकास करने की आवश्यकता होगी।

## जिला केन्द्रों—2001 हेतु भूमि की आवश्यकताएं

## भूमि हेक्टेयरों में

क्रम सं.	जिला केन्द्र	थोक	फुटकर	कार्यालय	सुविधाकेन्द्र	होटल	सांस्कृतिक केन्द्र	सुविधा	सू-दृश्य	योग
दिल्ली शहरी क्षेत्र- 81										
1. साकेत	—	6.2	7.7	—	—	2.0	—	2.5	4.6	23.0
2. रोहतक रोड	10.0	5.9	2.0	—	—	2.0	—	2.5	5.6	28.0
3. पश्चिम विहार	—	4.3	3.6	—	—	—	—	2.5	2.6	13.0
4. वजीरपुर	5.0	7.8	7.5	—	—	2.0	—	2.5	6.2	31.0
5. शालीमार बाग	—	4.0	2.0	—	—	—	—	2.0	2.0	10.0
6. जहाँगीर पुरी	—	6.9	7.8	—	—	2.0	—	2.5	4.8	24.0
7. खैर पास	—	4.7	2.0	—	—	2.0	—	2.5	2.8	14.0
8. दिलशाद गार्डन	—	2.0	2.3	—	—	2.0	—	2.5	2.2	11.0
9. पूर्वी यमुना नहर	—	3.0	4.01	—	—	—	—	2.0	1.8	9.0
10. शाहदरा	—	3.2	2.0	—	—	—	—	2.5	3.2	16.0
11. मयूर विहार	—	2.8	5.5	—	—	2.0	—	2.5	9.0	45.0
12. रोहिणी	10.0	11.0	7.0	1.5	2.0	2.0	2.0	2.5	4.2	21.0
13. मंगोल पुरी	—	4.9	4.4	1.0	2.0	2.0	2.0	2.5	3.6	18.0
14. थोचंदी रोड	—	4.9	2.0	1.0	2.0	2.0	2.0	2.5	3.6	18.0
उपयोग	25.0	71.6	59.9	3.5	20.00	6.0	34.0	55.0	273.0	
शहरी विस्तार	40.0	91.1	93.6	9.8	12.0	12.0	15.0	68.5	342.0	
(छह जिला केन्द्र) महायोग	65.0	162.7	153.5	13.3	32.0	18.0	49.0	123.5	617.0	

सामुदायिक केन्द्र (सा. के.) :

दिल्ली शहरी क्षेत्र में 82 और शहरी एक्सटेंशन में 40 सामुदायिक केन्द्र हैं। विपणन की परम्परा के पैटर्न पर मार्ग-विपणन के रूप में सड़कों के किनारे शहरी एक्सटेंशन में सामुदायिक केन्द्रों के प्रसार किए जाने का प्रस्ताव है। वृक्षारोपण की तीन या चार पंक्तियों से विपणन को मुख्य मार्ग से अलग रखा जाएगा और रेखीय पार्किंग पट्टियों की व्यवस्था की जाएगी। इनमें से कुछ सामुदायिक केन्द्र समाकलित प्रकार के होंगे।

1961-81 की अवधि के दौरान सामुदायिक केन्द्रों की व्यवस्था मुख्य तौर से फुटकर बाजार, व्यावसायिक और व्यावसायिक कार्यालयों के लिए की गई थी। फल व सब्जी व सेवा एवं मरम्मत की दुकानों की आवश्यकताओं को भी समाकलित किया जाना चाहिए। शहरी एक्सटेंशन के सामुदायिक केन्द्र और जिनका दिल्ली शहरी क्षेत्र 81 में विकास नहीं किया गया था उनका विकास समुदाय की आवश्यकताओं को पूरा करने के लिए निम्नलिखित तालिका में दिए गए मानदण्डों के आधार पर किया जाएगा :—

योग	फुटकर एवं व्यावसायिक केन्द्र	एफल एवं सब्जी मार्केट	सेवा एवं मरम्मत केन्द्र	
दिल्ली शहर क्षेत्र 81				
--भूमि प्रति 1000 व्यक्ति वर्ग मी. में	437	361	17	59
--औपचारिक दुकानों प्रति 1000 व्यक्ति	3.23	2.68	0.30	0.25
--अनौपचारिक दुकानों प्रति 1000 की आबादी पर	1.79	1.07	0.60	0.12
--अन्य उपयोग	सिनेमा, कार्यालय		पेट्रोल पम्प, विद्युत उप-केन्द्र कार्यालय	
शहरी एक्सटेंशन				
--भूमि प्रति 1000 व्यक्ति वर्ग मी. में	542	453	22	67
--औपचारिक दुकानों प्रति 1000 व्यक्ति	3.65	2.95	0.40	0.30
--अनौपचारिक दुकानों प्रति 1000 व्यक्ति	2.13	1.18	0.80	0.15
--अन्य उपयोग	सिनेमा, कार्यालय, होटल		पेट्रोल पम्प, विद्युत उप- सैस-मोर्दास	

स्थानीय बाजार एवं सुविधाजनक बाजार

इन्हें भूमि उपयोग नक्शे पर अंकित नहीं किया गया है और उन्हें ले-आउट प्लानों में अंकित किया जाएगा और निम्नलिखित मानदण्डों पर विकसित किया जाएगा :—

(क) स्थानीय बाजार :

योग	फुटकर एवं व्यावसायिक	फल एवं सब्जी केन्द्र मार्केट	सेवा एवं मरम्मत केन्द्र	
दिल्ली शहरी क्षेत्र 81				
--भूमि प्रति 100 व्यक्ति	238 वर्ग मी.	183 वर्ग मी.	55 वर्ग मी.	
--औपचारिक दुकाने प्रति 1000 व्यक्ति	3.36	2.41	0.30	0.65
--अनौपचारिक दुकाने प्रति 1000 व्यक्ति	1.88	0.96	0.60	0.32
--अन्य उपयोग	कार्यालय		विद्युत उप-केन्द्र	
शहरी एक्सटेंशन				
-- भूमि प्रति 1000 व्यक्ति	261 वर्ग मी.	195 वर्ग मी.	56 वर्ग मी.	
--औपचारिक दुकाने प्रति 1000 व्यक्ति	3.70	2.45	0.40	0.85
-- अनौपचारिक दुकानें प्रति 1000 व्यक्ति	2.20	0.98	0.80	0.42
--अन्य उपयोग	कार्यालय			



## (ख) सुविधाजनक बाजार

	योग	फुटकर दुकानें	फल एवं सब्जी को दुकानें
दिल्ली शहरी क्षेत्र 81 :			
—भूमि प्रति 1000 व्यक्ति		171 वर्ग मी.	171 वर्ग मी.
—औपचारिक दुकानें प्रति 1000 व्यक्ति	3.48	3.08	0.40
—अनौपचारिक दुकानें प्रति 1000 व्यक्ति	2.34	1.54	0.80
शहरी एक्सटेंशन			
—भूमि प्रति 1000 व्यक्ति		228 वर्ग मी.	228 वर्ग मी.
—औपचारिक दुकानें प्रति 1000 व्यक्ति	4.70	4.10	0.60
—अनौपचारिक दुकानें प्रति 1000 व्यक्ति	3.25	2.05	1.20

फल एवं सब्जी, सेवा एवं मरम्मत जैसी कम लेन-देन वाली दुकानों पर विशेष ध्यान देने की आवश्यकता है। पिछले दो दशकों में इनमें से अधिकांश अनधिकृत तरीके से बनी हैं। इस स्थिति को जारी रखने से रोकने के लिए इन दुकानों के लिए व्यावसायिक केन्द्रों में भूमि नियत की गई है और सेवा केन्द्रों के लिए दिल्ली शहरी क्षेत्र 81 में भूमि उपयोग नक्शे में विशिष्ट क्षेत्रों का भी निर्धारण किया गया है।

## थोक व्यापार :

दिल्ली में थोक मार्किटों में लगभग 24,600 थोक दुकानें और प्रतिष्ठान हैं। वस्तुओं का व्यापार करने वाली लगभग 12,000 दुकानों (प्रति 1000 जनसंख्या के घेरे 2.21 की दर से) की वास्तविक रूप से गणना की गई है। अधिकांश थोक मार्किट पुरानी दिल्ली के मध्य में घने बसे हुए भाग में स्थित हैं और उनकी स्थापना 19वीं शताब्दी के अंत में और 20वीं शताब्दी के पूर्व में हुई थी। माल के संचालन के सर्वेक्षण से प्रकट हुआ है कि कुल घाने वाले यातायात (उप मार्ग वाले यातायात को छोड़कर) में से 25 प्रतिशत का गन्तव्य स्थल बिबोहन "ए" था।

थोक मार्किट 27 मुख्य वस्तुओं का व्यापार करती है। दुकानों की संख्या पर आधारित सबसे अधिक थोक व्यापार चांदनी चौक और माली-वाड़ा में कपड़े और कपड़े की वस्तुओं का होता है। इसके बाद कश्मीरी गेट क्षेत्र स्थित दुकानों में गाड़ियों के पुर्जों और मशीनों का व्यापार होता है। क्रमवार अन्य थोक वस्तुएं हैं—फल एवं सब्जियां (आशादपुर मार्किट), हार्डवेयर और भवन निर्माण सामग्री (चावड़ी बाजार, अद्वानन्द मार्ग), कागज और स्टेशनरी (चावड़ी बाजार और नई सड़क), खाद्य-वस्तुएं (खारी बावली) और लोहा एवं इस्पात (नारायणा)।

आधुनिक थोक मार्किटों का विकास करने के लिए इनमें भाड़ा काम्प्लेक्सों का एकीकरण किया जाना चाहिए जहां पर बेहतर वातावरण में थोक व्यापार अधिक सफलतापूर्वक चल सके। समाकलित भाड़े-काम्प्लेक्स के मूल कार्य हैं :—

- (1) क्षेत्रीय एवं अंतर-शहरी भाड़े के संचालन हेतु सुविधाएं प्रदान करना।
- (2) भाड़ा-प्रकार के अवला-बदली सहित मार्ग में भाड़े के लिए सुविधाएं प्रदान करना।
- (3) भण्डारण एवं संभार-सुविधाएं प्रदान करना और इन स्थलों को लोहा एवं इस्पात और भवन निर्माण सामग्री, होजरी, प्लास्टिक, चमड़े और पी. वी. सी. स्वयंचालित मोटरों के पुर्जों व मशीनरी, फल एवं सब्जी जैसी विशिष्टीकृत मार्किटों से जोड़ना।

(4) मोटर गाड़ियों की सफाई-धुलाई, रहन-सहन एवं खान-पान, खाली वाहनों के लिए पार्किंग, रेस्टोरेटों और काम्प्लेक्स से सम्बन्धित अन्य कार्यों की व्यवस्था करना।

समाकलित भाड़े-काम्प्लेक्स क्षेत्रीय और महानगर स्तर पर कार्य करते हैं। मध्यम आकार वाले स्थानीय थोक मार्किटों को इन काम्प्लेक्स से फुटकर बाजारों को वस्तुओं का वितरण करने की आवश्यकता होती है। इस प्रकार की स्थानीय मार्किटों को पूरे शहर में फैलाने की भी आवश्यकता है। इनमें पार्किंग, मरम्मत एवं सेवा सुविधाएं हानी चाहिए और या तो उन्हें व्यावसायिक केन्द्रों से मिलाया जा सकता है अथवा संचालन के कुछ चुने हुए जोड़े वाले स्थानों अथवा सीमाओं पर बल से व्यवस्था की जा सकती है।

दो स्तरों पर विकेन्द्रीकरण को प्रोत्साहन देने के लिए शहर के विभिन्न भागों में उचित स्थानों पर नयी थोक मार्किटों के विकास किए जाने की आवश्यकता है :—

- (1) क्षेत्रीय वितरण, और
- (2) क्षेत्रीय व स्थानीय वितरण।

विद्यमान विकसित क्षेत्रों के मामले में, जो थोक मार्किट खतरनाक प्रकृति को हैं जैसे—प्लास्टिक एवं पी. वी. सी. का सामान, रसायन, लकड़ी व पेट्रोलियम एवं इसके उत्पाद—उन्हें इनके लिए विशिष्ट रूप से निर्धारित क्षेत्रों में स्थानान्तरित किया जाना चाहिए।

पुराने शहर में यातायात के सुगमतापूर्वक आवागमन के लिए थोक मार्किटों, सभी अनधिकृत अतिक्रमणों, सड़कों/सरकारी भूमि पर फैले प्रक्षेपों को हटाया जाना चाहिए और घने व तेज चलने वाले वाहनों को केवल संमित प्रवेश करने हेतु व्यवस्था की जानी चाहिए। वर्तमान मार्किटों में थोक व्यापार के क्रियाकलाप के और विस्तार पर पूर्णतः रोक लगाई जाए।

## नई मार्किटों के लिए विशिष्ट प्रस्ताव

(क) दिल्ली के मुख्य प्रवेश मार्गों पर भण्डारण एवं ट्रक टर्मिनलों को सुविधाओं सहित क्षेत्रीय वितरण मार्किटों/क्षेत्रीय थोक व्यापार मार्किटों का विकास किए जाने का प्रस्ताव किया गया है जोकि नीचे दिया गया है।

- (1) पूर्व में पटपड़गंज के निकट और लोना रोड पर;
- (2) दक्षिण में मदनपुर खावर के निकट;
- (3) दक्षिण-पश्चिम में शहरी एक्सटेंशन में;
- (4) उत्तर में शहरी एक्सटेंशन में।

विभिन्न स्थानों पर विभिन्न वस्तुओं के लिए आवश्यक भूमि का विभाजन नीचे दिया गया है।

क्रम सं.	वस्तु	स्थान						
		पूर्व पटपड़गंज	दक्षिण लोनी रोड	दक्षिण भवनपुर खावर	पश्चिम शहरी एक्सटेंशन	उत्तर शहरी एक्सटेंशन	कुल क्षेत्र	
(क) भण्डारण सहित मार्किट								
1.	सूत एवं सूत के उत्पाद	9	—	28	26	—	7	70
2.	स्वयं चालित मोटरों के पुर्जों व मशीनरी	13	—	—	11	—	20	44
3.	फसल एवं सब्जी	—	20	9	24	—	—	53
4.	हार्डवेयर व भवन निर्माण सामग्री	5	13	18	12	—	5	53
5.	लोहा एवं इस्पात	5	—	10	5	—	5	25
6.	खाद्यान्न	11	—	9	—	8	5	33
7.	ई. लकड़ी	18	19	23	16	—	37	113
(समयपुर)								
8.	प्लास्टिक, चमड़ा व पो. बी. सी.	10	—	—	—	—	10	20
योग		71	52	97	94	8	89	411
(ख) ट्रेड टर्मिनल								
		60	—	50	50	4	55	219
महायोग		131	52	147	144	12	144	630

थोक व्यापार में विकेन्द्रीकरण लाने के लिए दिल्ली महानगरीय क्षेत्र के शहरों में विशेष रूप से विस्तृत स्थान वाली नई मार्किटें स्थापित होनी चाहिए जैसा नीचे दिया गया है :—

(1) गाजियाबाद	लोहा एवं इस्पात
(2) फरोदाबाद	मोटरों के पुर्जों व मशीनरी और लोहा एवं इस्पात
(3) गुड़गांव	मोटरों के पुर्जों व मशीनरी और भवन-निर्माण सामग्री
(4) कोंडली	फल एवं सब्जी, ई. लकड़ी और भवन निर्माण सामग्री
(5) लोनी	भवन निर्माण सामग्री और इमारती लकड़ी

दूसरे सेव की बड़ी थोक मार्किट हेतु अम्बाला/सहारनपुर उचित स्थान हैं।

(ख) क्षेत्रीय व स्थानीय वितरण मार्किट :

वस्तुतः दिल्ली एक महानगरीय शहर है किन्तु यह शहरों का एक समूह बन गया है। द्वितीय थोक मार्किटों के रूप में ग्यारह क्षेत्रीय व स्थानीय थोक मार्किटों का विकास करने की सिफारिश की गई है। ये मार्किटें मुख्यतः क्षेत्र की आवश्यकताओं के अनुसार उत्पादों के लिए होंगी जैसा कि निम्नलिखित तालिका में दिया गया है।

वस्तु	थोक व्यापार की दुकानें	आवश्यक भूमि (हेक्टेयर)
1	2	3
1. कागज, स्टेशनरी व पुस्तकें	1317	7.30
2. जनलल मर्चेन्ट	1207	13.30
3. साईकिल, टायर एवं ट्यूब	917	5.00
4. इलेक्ट्रिकल	904	5.00
5. रसायन	815	12.00
6. रद्दी-सामग्री	712	7.90
7. चमड़ा, लोम चर्म, खाल एवं उन	645	7.00
8. अन्य धातु के उत्पादन	598	9.90
9. अन्य खाद्य वस्तुएं	513	9.60
10. रेडियो टैप व उपकरण	466	2.50
11. सौंदर्य व भूगार प्रसाधन की वस्तुएं	449	2.50
12. फनीयर एवं जुड़नार	413	6.00
13. सूखे मेवे व मसाले	330	5.80
14. फ्राकरी व वर्तन	317	5.00
15. घड़ी व घड़में	154	0.80
16. दवाईयां	76	0.40
17. शल्य चिकित्सा सम्बन्धी व वैज्ञानिक-उपकरण	62	0.60
18. अन्य वस्तुएं	618	0.40
योग	10513	107.00

क्षेत्रीय व स्थानीय मार्किटों का प्रस्ताव किया गया है जो निम्नवत है :-

- (क) दिल्ली शहरी क्षेत्र 81  
(2001 में जनसंख्या 82 लाख)

पूर्व

- (1) उपकेन्द्रीय व्यापार जिला (शाहदरा)

दक्षिण

- (2) ओखला

पश्चिम

- (3) रोहतक रोड जिला केन्द्र

- (4) गिवाजी प्लेस जिला केन्द्र

उत्तर

- (5) वजीरपुर जिला केन्द्र

- (6) रोहिणी जिला केन्द्र

- (ख) शहरी एक्सटेंशन

(40 लाख की जनसंख्या हेतु प्रत्येक 10 हेक्टेयर वाली 5 मार्किटें)

तेल और एल. पी. जी. गैस का भण्डारण

सघन रूप से बसे हुए क्षेत्र में स्थित होने के कारण शकूरवस्ती डिपो को लगभग 13 किलो मीटर दूर बेवरा और टीकरीकला के बीच स्थानान्तरित किया जाना चाहिए जो पेट्रोल, डीजल और एल. पी. जी. गैस के लिए मुख्य भण्डारण स्थल होगा। जहाँ तक सम्भव हो वहाँ तक शकूरवस्ती के वर्तमान एल. पी. जी. संयंत्र को शीघ्र स्थानान्तरित किया जाना चाहिए।

विजवासन जो कि दिल्ली हवाई अड्डे के निकट विद्यमान एक तेल टर्मिनल है उसे इस उद्देश्य हेतु पहले से आवंटित क्षेत्र में अन्तर्विष्ट किया जाना चाहिए। अधिक से अधिक इसे वर्तमान टर्मिनल और दिल्ली हवाई अड्डे को सोमा के बीच में पड़ी हुई भूमि को मिलाकर लगभग 8 हेक्टर तक प्रसार करने की अनुमति दी जाए। विजवासन पेट्रोल के भण्डारण का प्रमुख डिपो होगा।

अगले दशक के आरम्भ अर्थात् 1991 में दिल्ली-अम्बाला रेलवे लाईन पर होलम्बी कला के निकट तीसरे मुख्य तेल टर्मिनल स्थल का विकास किया जाना चाहिए। इस स्थल को 8 किलो मीटर की पाईप लाइन द्वारा वर्तमान तेल पाईप लाईन से जोड़ा जा सकता है। यह भण्डारण-डिपो मुख्य रूप से पेट्रोल और एल. पी. जी. के लिए होगा।

सड़क पर आधारित दो एल. पी. जी. डिपो पहला दक्षिणी पश्चिमी दिल्ली में पूर्वी आगरा नहर के निकट सड़क सं. 13 पर और दूसरा उत्तर में सड़क सं. 50 के किनारे, का विकास किया जाना प्रस्तावित है। आगरा नहर स्थल का विकास तत्काल किया जा सकता है।

रेलवे साईडिंग की व्यवस्था करके बदरपुर थर्मल पावर स्टेशन के साथ जुड़ा हुआ लगभग 10 हेक्टर क्षेत्र वाला स्थल केवल डीजल हेतु विकसित करना उचित होगा।

सरकारी कार्यालय

पिछले दो दशकों में 4.56 प्रतिशत की औसत वृद्धि की दर से दिल्ली में निवृत्त सार्वजनिक क्षेत्र का रोजगार 5.42 लाख (अर्थात् कुल

श्रमबल का 27.92 प्रतिशत) है और नीचे इसका विभाजन किया गया है :-

	रोजगार (लाख में)	औसत वार्षिक वृद्धि दर (1961-81)
केन्द्रीय सरकार	2.26	2.77%
अर्द्ध-सरकारी	1.41	9.73%
दिल्ली प्रशासन	0.58	4.29%
स्थानीय निकाय	1.17	6.86%

अर्द्ध सरकारी रोजगार चौकाने वाली दर से बढ़ रहा है। शहर में 24.8 प्रतिशत केन्द्रीय सरकारी प्रतिष्ठानों के मुख्य कार्यालय और 22.6 प्रतिशत सम्पर्क कार्यालय हैं। इसके साथ-साथ क्षेत्रीय शोक व्यापार दिल्ली में आने के लिए आकर्षित करने वाले मुख्य क्षेत्र हैं। पिछले दो दशकों के आकड़े संकेत देते हैं कि केन्द्रीय सरकार का रोजगार समस्त भारत की जनसंख्या (0.47 प्रतिशत) के नियम समानुपात में है हालांकि दिल्ली के घान में केन्द्रीय सरकार के 1961 के रोजगार के कुल के 6.8 प्रतिशत से 1981 में 7.14 प्रतिशत तक वृद्धि हुई है।

दिल्ली में केन्द्रीय सरकार के केवल ऐसे नये कार्यालय जो प्रत्यक्ष रूप से भारत सरकार के मंत्रालयों का कार्य करते हैं और प्रतिष्ठानों के केवल सम्पर्क कार्यालय ही स्थापित किए जाने चाहिए। राष्ट्रीय राजधानी क्षेत्र के हिस्से के रूप में क्षेत्रीय नगरों और काउन्टर मेनेटसों में अर्द्ध सरकारी रोजगार की विवेकसम्मत रूप से वितरित करने की आवश्यकता है।

क्षेत्रीय स्तर और उप क्षेत्रीय स्तर पर संतुलित विकास करने के लिए केन्द्रीय सरकार और अर्द्ध सरकारी प्रतिष्ठानों में रोजगार को परिलक्षित किया जाना चाहिए। 1981-2001 के बीच सार्वजनिक क्षेत्र में विकास दर का अनुमान प्रकाशित किया गया है जो नीचे दिया गया है :

	रोजगार (2001 लाख में)	औसत वार्षिक वृद्धि दर (1981-2001)
केन्द्रीय सरकार	3.16	2.67%
अर्द्ध-सरकारी	3.84	5.14%
दिल्ली प्रशासन	1.53	4.97%
स्थानीय निकाय	2.41	3.68%

दिल्ली में अर्द्ध सरकारी रोजगार हेतु कम वृद्धि दर प्रस्तावित करने के बावजूद भी इस क्षेत्र में कुल रोजगार 1995 के आसपास केन्द्रीय सरकार के रोजगार से आगे निकल जाएगा। वर्ष 2001 हेतु प्रस्तावित 3.16 लाख केन्द्रीय सरकार के रोजगार की व्यवस्था निम्नलिखित स्थानों पर रिंग रेलवे के साथ की गई है। इससे परिवहन प्रणाली को मदद मिलेगी और केन्द्रीय सरकार के कर्मचारियों को काम पर आने में सुविधा पूर्वक यात्रा करने में भी मदद मिलेगी।

क्षेत्र हेक्टर में	रोजगार
1. आई.एन.ए.	4.00 5,000
2. सफदरजंग रेलवे स्टेशन	54.00 67,87

सरकारी कार्यालयों के लिए साकेत में 20 हेक्टर क्षेत्र निर्धारित किया गया है जहाँ एक बड़े केन्द्रीय सरकार के आवासीय कामप्लेक्स का विकास किया गया है। जबकि केन्द्रीय सरकार के कार्यालयों के लिए विशिष्ट स्थान का निर्धारण किया गया है पर अर्द्ध सरकारी कार्यालयों को व्यावसायिक

केन्द्रों अर्थात् सामुदायिक केन्द्रों, जिला केन्द्रों और केन्द्रीय व्यापार जिलों में स्थान दिया जाएगा।

दिल्ली प्रशासन के अधिकांश कार्यालय पुराने सचिवालय में स्थित हैं जो कि एक ऐतिहासिक इमारत है और उसका संरक्षण किया जाना चाहिए। पुराने सचिवालय के साथ लगे हुए बेरक क्षेत्रों का पुनर्विकास दिल्ली प्रशासन के अतिरिक्त कार्यालयों को स्थान देने के लिए किया जाएगा।

फिरोज़पुर जिला अदालतों एक स्थान अर्थात् तीस हजारी में स्थित हैं। 4 और स्थानों पर जिला अदालतों को और सम्बद्ध दिल्ली प्रशासन और दि. वि. प्र. के कार्यालयों को स्थान देने के लिए भूमि निर्धारित की गई है।

- |  |           |
|--|-----------|
| (1) साकेत जिला केन्द्र के समीप                     | 7 हेक्टर. |
| (2) उप केन्द्रीय व्यापार जिला शाहदरा के समीप       | 3 हेक्टर. |
| (3) बाह्य रिंग रोड और पश्चिमी यमुना नहर का जंक्शन  | 3 हेक्टर. |
| (4) दक्षिण-पश्चिम (श. ए.) में जिला केन्द्र के समीप | 3 हेक्टर. |

वस्तुतः स्थानीय निकायों के रोजगार और दिल्ली प्रशासन के रोजगार का मुख्य भाग सार्वजनिक एवं अर्द्धसार्वजनिक सुविधा वाले क्षेत्रों में स्थापित होगा। नगर निगम का नया मुख्यालय रामलीला मैदान के सामने सरकुलर रोड पर प्रस्तावित नगर केन्द्र के स्थान पर स्थापित किया जा सकता है।

#### परिवहन

दिल्ली पांच रेल लाइनों और नौ सड़कों को जोड़ने वाला स्थल है जिनमें से पांच राष्ट्रीय राजमार्ग हैं। जब तक राष्ट्रीय राजधानी क्षेत्र के रिंग नगरों की संरचना करने के नजद्वार उपाय नहीं किए जाते और क्षेत्रीय रेलवे और सड़क के संयोजन का विकास नहीं किया जाता जो कि राष्ट्रीय राजधानी क्षेत्र में विकास हेतु वातावरण का सर्जन करेगा, तब तक वर्तमान परिवहन प्रणाली का अभिसरण दिल्ली में अव्यवस्थित स्थितियाँ उत्पन्न करेगा। महानगरीय क्षेत्र के भीतर दिल्ली शहरी क्षेत्र का ढांचा विशिष्ट स्थिति वाला है क्योंकि संघ राज्य-क्षेत्र के इंदौर के नगरों के प्रक्रियाधीन अधिकांश कार्यक्रमों और विकास कार्यों का इस शहर पर गहरा प्रभाव पड़ता है। हमारे, दिल्ली शहरी क्षेत्र के स्तर पर, अधिकांश केन्द्रीय व्यापार जिलों के आकार, विस्तार और कार्यों के कारण गम्भीर समस्या है जिन्हें विकेंद्रीकृत करने की आवश्यकता है।

#### अंतरा-नगरीय यात्री आवागमन

अब तक दिल्ली में परिवहन नियोजना का उद्देश्य शहरी परिवहन योजना की क्षमता को बढ़ाकर मांग और पूर्ति के अंतर को कम करना रहा है जो पिछली प्रवृत्तियों के प्रक्षेपण से प्रसिद्ध थी और जो स्वयंचालित यातायात के लिए सड़कों की बढ़ती हुई आपूर्ति की और तेजी से फैल रही थी। अधिकांश जनसंख्या की समस्याएं साईकिल और सार्वजनिक जन परिवहन प्रणाली, पुराने शहर में आवागमन और पूरे शहर में पैदल यात्रियों के आवागमन से सम्बंधित हैं जिन्हें हल किया जाना है। शहर की परिवहन समस्याओं को हल करने के लिए स्वोकार्य दृष्टिकोण तकनीक और प्रौद्योगिकी दोनों में पर्यावरणीय रूप से और आर्थिक रूप से नवीन प्रक्रिया पर आधारित होने की आवश्यकता है।

सभी विकल्पों और चयनों को दृष्टि से परिवहन-ढांचे का पुनर्गठन एवं उसके क्रियाकलाप की पुनः संरचना करने की शहर की आवश्यकता है।

इस प्रकार परिवहन के लिए योजना के मूलभूत उद्देश्य हैं :

- (क) विश्वसनीय, सफल एवं आकर्षक बहु-मॉडल जन परिवहन-प्रणाली की स्थापना करना;
- (ख) साईकिलों के सुरक्षित उपयोग हेतु स्थितियाँ उत्पन्न करना;
- (ग) स्वयंचालित यातायात के लिए यथोचित स्वतंत्रता की व्यवस्था करना;

- (घ) सुरक्षित पैदल यात्री-आवागमन की व्यवस्था करना; और
- (च) नाजुक क्षेत्रों की समस्याओं को हल करने के लिए नवीन प्रयत्न तकनीक को प्रोत्साहन देना।

पिछले दो दशकों के दौरान मॉडल-विभाजन में पर्याप्त परिवर्तन हुआ है। 1957 से भाड़े की बसों को मिलाकर सार्वजनिक परिवहन द्वारा मॉडल टिप्पों में 24.26 से 59.70 प्रतिशत तक की वृद्धि हुई है। निम्नलिखित दिल्ली परिवहन निगम (दि० प० नि०) की बसें प्रमुख सार्वजनिक परिवहन की प्रणाली हैं। 1969 के 0.466 प्रति व्यक्ति मॉडल टिप्पों से 1981 में 0.722 तक की वृद्धि हुई है। वर्ष 2001 हेतु टिप्पों का प्रक्षेपण है :—

कुल व्यक्ति टिप्प	186.40 लाख
चाल-टिप्प	69.77 लाख
यानीय टिप्प	116.63 लाख

#### प्रस्तावित बहु-मॉडल परिवहन प्रणाली

पुराने दिल्ली, नई दिल्ली और नई विकास योजनाओं जैसे वर्तमान शहरी क्षेत्रों में उपलब्ध भौतिक रूपों को ध्यान में रखते हुए यह कहना तर्कसंगत होगा कि परिवहन का अकेला तरीका प्रभावी रूप से शहर की आवश्यकताओं की पूर्ति नहीं कर सकता। तदनुसार शहर के समग्र ढांचे के लिए उचित बहुप्रकारीय प्रणाली निकालना और फिर उसे विभिन्न उप-संरचनाओं के साथ जोड़ना प्रस्तावित है। विद्यमान शहरी क्षेत्रों के लिए कुछ चुने हुए गलियारों पर विद्युतीकृत रिंग रेल, बस परिवहन और हल्के रेल परिवहन चलाने पर विचार किया गया है।

#### रिंग रेल

विद्युतीकरण से पूर्व 1981 में रिंग रेल प्रतिदिन 9,000 यात्रियों को ले जाती थी। 1982 में एशियाई खेलों के दौरान इसका विद्युतीकरण किया गया था परन्तु विद्युत बहु-एकक यूनितों के प्रारम्भ होने के बाद वस्तुतः यात्री-आवागमन में कमी आई है। रिंग रेल द्वारा कम यात्री ले जाने के कई कारण हो सकते हैं परन्तु इसका एक कारण रिंग के साथ लगने वाले क्षेत्र में आलोचनात्मक भूमि उपयोग है।

मुख्यतः निम्नलिखित क्षेत्रों में रिंग रेल के साथ भूमि उपयोगों का पुनर्गठन किए जाने की आवश्यकता है।

- (1) आनन्द पर्वत
- (2) आई. एन. ए. कालोनी
- (3) पूसा संस्थान
- (4) कीर्ति नगर

#### हल्का रेल परिवहन (ह. र. प.)

अंतरा-शहरी यात्री आवागमन के लिए अन्य प्रस्तावित तरीका हल्की रेल है जो प्रति घंटे 20,000 यात्रियों तक ले जाने की क्षमता रखती है। भूमिगत तीव्र-परिवहन की तुलना में यह एक मध्यम क्षमता वाली यात्री परिवहन प्रणाली है पर इसका लागत-सूचकांक लगभग 1/10 है। यह अकेले अथवा गाड़ियों में चलने वाले रेल यानों को बिजली से आगे बढ़ाती है। हल्की रेल-परिवहन को रेल प्रौद्योगिकी की अद्वितीय विशेषता से लाभ होता है; यद्यपि वह मार्ग निर्देशित है तथापि वह ग्रेड क्रॉसिंग रख सकती है और इसे गलियों में भी चलाया जा सकता है। हल्के रेल परिवहन में एक ही मार्ग पर सभी प्रकार के मार्गधिकारों को शेयर करने और उपयोग करने की क्षमता है और इससे निर्देशित प्रौद्योगिकी, उच्च क्षमता, उच्च श्रम-उत्पादकता और आरामदायक सवारी का लाभ भी है। इसकी कम शोर बाहर निकलने वाले धुएँ का अभाव और बेहतर सुरक्षा रिकार्ड जैसी निष्पादन-विशेषताएं बसों को अपेक्षा पैदल-वातावरण को हल्का रेल परिवहन अधिक अनुकूल बनाता है। हल्की रेल प्रणाली बस प्रणाली का एक विकल्प है जहाँ उच्च क्षमता वाले आवागमन की आवश्यकता होती है। वर्ष 2001 तक वर्तमान शहरी क्षेत्र और शहरी

एक स्टेशन में लगभग 200 किलो मीटर हल्की रेल-पट्टी की आवश्यकता होगी। सिफारिश किए गए मुख्य गलियारे हैं :-

- (क) विवेक विहार से विकास मार्ग, आई. टी. ओ., पंचकुंड्या रोड, पूसा रोड, राजेन्द्र प्लेस, पटेल रोड होते हुए नजफगढ़ तक।

न्यू रोहतास रोड के साथ-साथ फेड रोड से अखीरा तक और पंचकुंड्या रोड, लिफ रोड, पूसा रोड, पटेल रोड और रिग रोड को जोड़ने वाले गलियारों में योजना अवधि के अंतिम भाग में आवागमन की बहुत अधिक प्रवृत्ति होगी और इस भाग में भूमिगत द्रुत परिवहन प्रणाली की व्यवस्था करने हेतु अध्ययन किया जाए।

- (ख) महरौली-नदरपुर रोड से जी. टी. रोड (नई सक्की मंडी) से होकर लालवहादुर शास्त्री मार्ग, मथुरा रोड, प्रदर्शनी मैदान, रिग रोड, अ. रा. व. अड्डा, शाम नाथ मार्ग और माल रोड।

- (ग) नजफगढ़ से जेल रोड और स्टेशन रोड होकर धौला कुंआ तक।

- (घ) पालम हवाई अड्डे से गुडगांव रोड, धौला कुंआ, एस. पी. मार्ग, फेड रोड और राजपुर रोड होकर खेवर पास।

- (च) दिलशाद नार्डन से पूर्वी यमुना नहर, अ. रा. व. अड्डे के नये पुल, माल रोड और रोहिणी को जाने वाली सड़क सं. 41 से होकर रोहिणी तक।

#### ट्राम

चार दीवारी के शहर के केन्द्रीय सघन क्षेत्र के लिए चुने हुए स्थानों अर्थात् चांदनी चौक, एस्लेन्ड रोड, चावड़ी बाजार और आसफ अली रोड (10 कि. मी.) पर ट्राम को पुनः चलाने की सिफारिश की जाती है। इस क्षेत्र में ट्रामों को परिवहन के निजी साधनों के प्रयोग पर रोक लगाकर और गाड़ी बदलने के स्थानों पर पार्किंग की व्यवस्था करके चालू किया जाएगा। यह क्षेत्र के पुनर्जीवन और उत्तरी पर्यावरणीय कोटि में सुधार लाने के लिए आवश्यक होगा। ट्राम का चलन निम्नलिखित बातों पर आधारित होगा :

- (क) चार दीवारी के शहर की विभिन्न सड़कों पर यातायात की विशेषताएं धीमी गति पर यातायात के निरंतर प्रवाह को प्रदर्शित करती हैं। इन विशेषताओं के अनुकूल उच्च क्षमता और धीमी गति वाली विधि अर्थात् अधिक बारम्बारता वाली ट्रामें उपयोगी सिद्ध होंगी।

- (ख) स्थिर पट्टी पर होने के कारण ट्राम बसों की अपेक्षा अधिक बारम्बारता को बनाए रख सकती है क्योंकि दो गाड़ियों के बीच गति को कम किया जा सकता है।

- (ग) आधुनिक ट्रामें अधिकतम शोर-प्रदूषण मुक्त हैं।

- (घ) ट्रामें प्रति घण्टे 10,000 व्यक्तियों को ले जा सकती हैं।

#### बस

वर्तमान बस परिवहन प्रणाली के वर्तमान स्टैण्डर्ड का पुनर्गठन किया जाना अपेक्षित है क्योंकि वह परिधीय सड़कों की अपेक्षा केन्द्रीय क्षेत्र पर अधिक केन्द्रित है। इसी समय रिग रेल को प्रभावपूर्ण बनाने के लिए वर्तमान रिग रोड से बस परिवहन का जोर कम किया जाना चाहिए। इसके लिए प्रदायक सेवा की योजना बनाने और चालू करने की आवश्यकता होगी जो रिग रेल को आवासीय क्षेत्रों से जोड़ेगी। दिल्ली के वर्तमान सड़क-जाल पर दिल्ली परिवहन निगम द्वारा चलाई जा रही सार्वजनिक परिवहन की बसों में अतिरिक्त वृद्धि करना, वाहनसंचालन के लिए उनकी सेवा का स्तर सुधारना जहाँ इसकी आवश्यकता हो और प्राथमिकता के आधार पर हल्की रेल जैसी उच्च क्षमता वाली प्रणाली को प्रारंभ करने की आवश्यकता है।

#### साईकिल

साईकिलों की समस्या को हल करने के लिए सुरक्षित वातावरण की व्यवस्था करने हेतु कई उपाय हैं, (1) वर्तमान सड़क के भागों को समायोजित करके और 'नालों' का उपयोग करके पूर्णतः पृथक साईकिल मार्गों की व्यवस्था करना। साईकिल मार्ग ट्रिप-उत्पादन और आकर्षण क्षेत्रों को अंतर्भावित करते हैं। (2) यातायात के गलियारों के साथ-साथ आंशिक रूप से पृथक साईकिल मार्गों का प्रस्ताव किया गया है जहाँ वर्तमान भौतिक स्थितियाँ कठिनाईयों उत्पन्न करती हैं। (3) चार दीवारी के शहर, सदर बाजार और करीब बाग जैसे अन्य विद्यमान क्षेत्रों में साईकिल-आवागमन के लिए स्थितियों में यातायात-प्रदूषण के उपायों द्वारा सुधार किया जा सकता है।

प्रस्तावित किए गए चार मुख्य साईकिल-मार्ग हैं :-

- (क) महरौली-नदरपुर रोड से आई. टी. ओ. तक (चिराग दिल्ली नाले और मथुरा रोड से होकर)

मार्ग की लम्बाई—लगभग 13 किलो मी.

- (ख) जी. टी. रोड (शाहदरा) से विकास मार्ग तक (पूर्वी माजिनल बांध के साथ)

मार्ग की लम्बाई—लगभग 5 किलो मी.

- (ग-1) प्रीत विहार से विकास मार्ग (आई. टी. ओ.) होकर कनाट प्लेस तक

मार्ग की लम्बाई—लगभग 10 किलो मी.

- (ग-2) पश्चिम पुरी/विकास पुरी से नजफगढ़ नाले, पटेल रोड, राजेन्द्र प्लेस, पूसा रोड और पंचकुंड्या रोड से होकर कनाट प्लेस तक।

मार्ग की लम्बाई—लगभग 16 किलो मी.

- (घ) शाहदरा से चांदनी चौक तक (जी. टी. रोड और पुराने यमुना पुल के साथ-साथ)

मार्ग की लम्बाई—लगभग 5 किलो मी.

#### रूपात्मक विभाजन

12 मिलियन ट्रिप लगाने के लिए दिल्ली-2001 हेतु डांचा रूपात्मक विभाजन पर आधारित है जैसा कि नीचे दिया गया है :-

प्रकार	रूपात्मक विभाजन
रेल	8.57%
बस/ट्राम/हल्की रेल	65.97%
व्यक्तिगत तीव्र प्रकार	12.26%
किराए पर लिए गए द्विचालीन प्रकार	3.27%
किराए पर लिए गए धीमी गति वाले प्रकार	0.65%
साईकिल	9.28%

#### अंतरा-शहरी यात्री आवागमन

##### रेल

दिल्ली महानगरीय शहर में तीन रेल टर्मिनल रेल द्वारा शहर से बाहर जाने वाले लगभग 78 हजार यात्रियों के लिए व्यवस्था करने है जिसका विभाजन निम्न प्रकार है :-

दिल्ली जंक्शन	50,000
ई दिल्ली	25,000
मिनामुदीन	3,000

सभी 33 स्टेशनों पर दैनिक यात्रियों सहित कुल जाने और आने वाले यात्रियों की संख्या लगभग 3,62,000 है, जिनके लिए व्यवस्था की जाती है (1,92,000 दैनिक यात्री और 1,70,000 लम्बी और कम दूरी वाले यात्री) 261 गाड़ियों (137 लम्बी दूरी और 124 कम दूरी) अर्थात् राष्ट्रीय राजधानी क्षेत्र के अन्दर वाली गाड़ियों से आते-जाते हैं। दिल्ली में अंतः शहरी यात्री आवागमन लगभग 4 प्रतिशत प्रति वर्ष की दर से बढ़ रहा है। 2001 हेतु प्रक्षेपण इस प्रकार है :—

रतिदिन आने-जाने वाले यात्री (1981 का 185%)	672,000
दैनिक यात्री	354,000
लम्बी और कम दूरी वाले यात्री	318,000
कुल गाड़ियाँ	480

उपर्युक्त यात्री-आवागमन की व्यवस्था करने सहित दिल्ली महानगर क्षेत्र की आवश्यकता के लिए चार महानगरीय यात्री टर्मिनलों का प्रस्ताव है।

- (1) यमुना-पार क्षेत्र—पूर्व में यमुना नदी के पार केन्द्रित जनसंख्या की आवश्यकता पूरी करने हेतु। इनसे उ. प्र. में नोएडा के भाग में आवश्यकताओं की पूर्ति होगी। इस क्षेत्र की जनसंख्या एक मिलियन है जिसके 2001 में लगभग 1.7 मिलियन हो जाने का अनुमान है।
- (2) ओखला-दक्षिणी दिल्ली की आवश्यकताओं की पूर्ति करने हेतु। यमुना-पार के ऊपर से गुजरने वाली नोएडा को मिलाने वाली ब्रिज-सड़क के पूरा हो जाने के बाद इससे उ. प्र. में नोएडा के कुछ भाग की आवश्यकताओं की भी पूर्ति होगी।
- (3) भरतपुर-दक्षिणी दिल्ली और प्रस्तावित शहरी एक्सटेंशन के भाग की आवश्यकताओं की पूर्ति करने हेतु।
- (4) उत्तरी दिल्ली—प्रस्तावित शहरी एक्सटेंशन के भाग की आवश्यकता की पूर्ति हेतु।

पहले दिल्ली मुख्य रेलवे स्टेशन सहित नई दिल्ली के लिए दूसरे विशेष द्वार का प्रस्ताव किया गया था। दिल्ली मुख्य रेलवे स्टेशन के आसपास में कुछ कठिनाईयों के कारण इसे कार्यान्वित नहीं किया जा सका। अध्ययन के पश्चात् अब ज्ञात हुआ है कि दिल्ली मुख्य रेलवे स्टेशन को अन्तर्राष्ट्रीय बस अड्डे से भिन्नकर समन्वित सड़क व रेल टर्मिनल बनाकर इसे बनाना सम्भव है। दिल्ली इंजीनियरिंग कॉलेज के स्थानांतरण। उपलब्ध हुई भूमि का उपयोग करके यह सम्भव होगा।

अन्तर्राष्ट्रीय बस आवागमन हेतु प्रयोग निम्नलिखित है :—	
ताली (दोनों ओर)	7,25,000
ता (दोनों ओर)	14,000

आवश्यकताओं की पूर्ति करने के लिए चार नये अन्तर्राष्ट्रीय बस अड्डे विकसित किए जाने चाहिए जो महानगरीय रेलवे टर्मिनलों के भीतर 10 हेक्टे. वाले होंगे। इसके अतिरिक्त धौला कुआ में एक विशिष्ट बस टर्मिनल का विकास किया जाना चाहिए।

वायु परिवहन नीति सम्बन्धी मंत्रि परिषद एवं नागरिक उड्डयन विभाग द्वारा की गई शिफारिशों के अनुसार निम्नलिखित दरों पर अन्तर्राष्ट्रीय विमान पत्तन प्राधिकरण ने अन्तर्राष्ट्रीय हवाई यात्रियों और शहरी यात्री, घरेलू हवाई यात्रियों और जहाजों यात्र के लिए परियोजना बनाई है।

	वार्षिक वृद्धि दर	2001
अन्तर्राष्ट्रीय यात्री	12.00%	163 (लाख)
घरेलू यात्री	12.00%	191 (लाख)
अन्तर्राष्ट्रीय जहाजों-माल	15.00%	6.4 (टन)
घरेलू जहाजों-माल	12.50%	7.9 (टन)

भारतीय अन्तर्राष्ट्रीय विमान पत्तन प्राधिकरण ने वर्ष 2001 के परिप्रेक्ष्य में पावन हवाई अड्डे के विस्तार करने की योजनाएँ निकाली हैं। अन्तर्राष्ट्रीय विमान पत्तन के लिए लगभग 2260 हेक्टेयर भूमि का निर्धारण किया गया है। शीघ्र आवागमन करने के लिए जाल की व्यवस्था करके अन्तर्राष्ट्रीय विमान पत्तन को शहर के अन्य भागों और राष्ट्रीय एक्सटेंशन से जोड़ा गया है।

#### माल-आवागमन

दिल्ली महानगरीय क्षेत्र में व्यावसायिक एवं औद्योगिक क्रियाकलापों में वृद्धि होने के कारण शहरी क्षेत्र के भीतर और उसके बाहर माल का आवागमन अत्यन्त गम्भीर और विकट हो गया है। दिल्ली से आने वाले और आने वाले सकल वार्षिक भार के आवागमन का लगभग 20 प्रतिशत रेल द्वारा और 80 प्रतिशत सड़क द्वारा होता है। राष्ट्रीय स्तर पर भार का 81.2 प्रतिशत रेल द्वारा और 17.8 प्रतिशत सड़क द्वारा होता है।

#### रेल द्वारा माल-आवागमन

- (1) दिल्ली में आने वाले माल से लदे हुए डिब्बों की सप्ताह के एक दिन की औसत 1,000 से 1,050 है और दिल्ली महानगर क्षेत्र से लगभग 150 माल से लदे हुए डिब्बे बाहर जाते हैं। इस क्षेत्र में रेल द्वारा पहुँचाए गए कुल माल के 25,000 टन प्रतिदिन होने का अनुमान है।
- (2) यह सिद्ध हुआ है कि रेलवे स्टेशनों के माल का 60 प्रतिशत का गन्तव्य-स्थल पुराना शहर और इसके एक्सटेंशन अर्थात् सदर बाजार, मोतिया खान, झण्डवालान आदि हैं। फिलहाल माल जिन स्थानों पर उतरता है, वे नीचे दिए गए हैं :—

जोड़ा एवं इस्पात	तुंगलकाबाद और नई दिल्ली रेलवे स्टेशन
खाद्यान्न	सब्जी मण्डी, लाहौरी गेट, नई दिल्ली एवं दिल्ली छावनी रेलवे स्टेशन,
कोयला	तुंगलकाबाद रेलवे स्टेशन
फल एवं सब्जी	नई सब्जी मण्डी, आजाद पुर रेलवे स्टेशन
औद्योगिक कच्चा माल	नई दिल्ली रेलवे स्टेशन
हथियार	शकूर बस्ती रेलवे स्टेशन
सीमेंट	सफदरजंग और शकूरबस्ती रेलवे स्टेशन

प्रमुख स्पष्ट है कि अब भी कुछ माल नई दिल्ली रेलवे स्टेशन पर उतरता है। रेल रेल जो इस समय आंशिक रूप से माल लाने-ले जाने की लाईन के रूप में प्रयोग की जा रही है, भूमि उपयोग की पुनर्संस्थापना के बाद वह उभे वर्ष 2001 तक पूर्णतः यात्रियों के आवागमन के लिए प्रयोग की जाएगी। माल-आवागमन हेतु वर्तमान शहरीकरण योग्य सीमाओं से बाहर और संघ राज्य-क्षेत्र दिल्ली से बाहर रेल द्वारा माल-आवागमन की आवश्यकता पूरी करने के लिए दिल्ली-मथुरा रेलवे लाईन को दिल्ली-पंजाब रेलवे लाईन से जोड़ने वाली बैकलिपक लाईन की आवश्यकता होगी।

## सड़क द्वारा माल-आवागमन :

सप्ताह के एक दिन की औसत से 17,500 ट्रक (जिनमें से दो-तिहाई लदे हुए और एक-तिहाई खाली हुए) दिल्ली में आते हैं अथवा जाते हैं। लदे हुए आने वाले ट्रकों में से 25% (लगभग 1650 ट्रक) ट्रक शहर से बाहर-बाहर होकर बाहर जाते हैं। कुल ट्रकों में से लगभग 50 प्रतिशत ट्रक दो स्थानों अर्थात् राष्ट्रीय राजमार्ग सं. 2 (बदरपुर चुंगी-चौकी) और राष्ट्रीय राजमार्ग सं. 24 (शाहदरा चुंगी-चौकी) से गुजरते हैं।

सप्ताह के एक दिन की औसत से विभिन्न राजमार्गों पर आने वाले ट्रकों का आवागमन नीचे दिया गया है :—

राजमार्ग	रैंक	आने वाले ट्रकों की संख्या	कुल आवाक प्रवाह का %
राष्ट्रीय राजमार्ग-2	1	1400	21.0
राष्ट्रीय राजमार्ग-24	2	1332	20.00
राष्ट्रीय राजमार्ग-8	3	866	13.00
राष्ट्रीय राजमार्ग-1	4	833	12.50
राष्ट्रीय राजमार्ग-10	5	466	7.00
लोनी-सहारनपुर रोड	6	433	6.50
राष्ट्रीय राजमार्गों के अतिरिक्त अन्य मुख्य सड़कें	—	1332	20.00

सर्वेक्षण-निष्कर्षों से यह भी स्पष्ट हुआ है कि आवाक माल के 50% से अधिक का माल पुनः दिल्ली से बाहर जा रहा है। इससे मूल समस्या उत्पन्न हुई है क्योंकि बाहर के विभिन्न गन्तव्य-स्थलों को माल बाहर भेजने के लिए माल का लदान पुनः किया जाता है।

## माल-आवागमन हेतु प्रक्षेपण

रेल और सड़क द्वारा माल-आवागमन हेतु प्रक्षेपण निकाले गए हैं जो निम्न है :—

1. रेल	1981	2001
3% विकास-दर और दो दिन के संचय की दर से प्रक्षेपित माल-डिब्बों की संख्या जिसके अनुकूल सुविधाएं नियोजित की जाएं	2100	5700
2. सड़क	1981	2001
प्रतिदिन दिल्ली शहरी क्षेत्र में आने वाले लदे हुए वाहन और जाने वाले वाहन	11963	43194
प्रतिदिन दिल्ली शहरी क्षेत्र में आने वाले खाली वाहन और जाने वाले वाहन	5627	20311
योग	17592	63505

## समाकालित भाड़ा-काम्प्लैक्स

सड़क और रेल द्वारा माल-आवागमन के समाकलन के लिए भाड़ा-काम्प्लैक्सों की सिफारिश की गई है। इनमें थोक मार्किट, गोदाम, सड़क (ट्रक) और रेल परिवहन टर्मिनल होंगे ताकि विकास क्षेत्रों में भारी वाहनों के आवागमन को कम किया जा सके। (व्यापार और वाणिज्य के अन्तर्गत थोक मार्किटों के अध्याय को भी देखें)।

भाड़े-काम्प्लैक्स उन स्थानों पर स्थापित किए जाने चाहिए जहाँ वे दिल्ली में आने वाले अधिकतम सम्भव क्षेत्रीय माल यातायात को बीच में रोक सकें। इसे ध्यान में रखते हुए भाड़े-काम्प्लैक्सों के स्थल निम्नलिखित रखे गए हैं :

1688 GI/84—3

मदनपुर खादर

(राष्ट्रीय राजमार्ग-2)

पटपड़गंज

(राष्ट्रीय राजमार्ग-24)

लोनी रोड

(राष्ट्रीय राजमार्ग-24)

जी.टी. रोड

(राष्ट्रीय राजमार्ग-1)

भरतल

(राष्ट्रीय राजमार्ग-8)

मध्य शहरी क्षेत्रों में सघनता को कम करने के लिए यह अनिवार्य है कि अगले दो दशकों में निर्दिष्ट भाड़े-काम्प्लैक्सों का विकास किया जाए।

## शुष्क बंदरगाह

उत्तरी क्षेत्र में शुष्क बंदरगाह स्थापित करने का प्रस्ताव है। काफी समय से इस पर सरकार द्वारा विचार किया जाता रहा है। इस प्रकार के क्रियाकलाप से व्यापक सम्पर्क स्थापित होगा और इस प्रकार इससे बड़ी संख्या में रोजगार के लिए स्थितियों का सर्जन हो सकेगा और शहरी क्षेत्र के भीतर तथा इसके इर्द-गिर्द अधिक यातायात बढ़ेगा। इस क्रियाकलाप-केन्द्र को राष्ट्रीय राजधानी क्षेत्र में संघ राज्य-क्षेत्र दिल्ली में अधिक उपयुक्त रूप से स्थापित किया जा सकता है। प्रभावी रूप से कार्य करने के लिए इसको इसके क्षेत्र में खुर्जा, पलवल, रेवाड़ी और सोनीपत को जोड़ने वाली एक नई रेल लिंक की आवश्यकता होगी।

## महानगरीय परिवहन प्राधिकरण

महानगरीय शहरों की परिवहन की समस्याएं अनन्य हैं। यह अनुभव रहा है कि नियोजन, विकास और प्रवर्तन करने के लिए बहु-मॉडल महानगरीय परिवहन प्रणाली एक प्राधिकरण के अधीन रहनी चाहिए। तर्कसंगत रूपरेखाओं पर दिल्ली की बहु-मॉडल काम्प्लैक्स परिवहन प्रणाली का संचालन करने के लिए राष्ट्रीय परिवहन नीति समिति द्वारा की गई सिफारिश के अनुसार दिल्ली को एक एकीकृत एकल परिवहन प्राधिकरण की आवश्यकता है।

## आधारिक संरचना : भौतिक

इस भाग में जिन पहलुओं पर विचार किया गया है, वे हैं—(ए) जल-आपूर्ति, (बी) सीवरेज, (सी) पावर (डी) ठोस कूड़ा-करकट व्यवस्था और (ई) जल-निकास एवं जल मार्ग बनाना।

किसी भी बस्ती का जीवन स्तर उसमें उपलब्ध आधारिक संरचना की प्राप्यता, सुगमता और गुणवत्ता पर बहुत अधिक निर्भर होता है। जनसंख्या के द्रुत विकास के लिए जल, पावर, सीवरेज, जल-निकास और ठोस कूड़ा-करकट प्रबंध के संवर्धन की आवश्यकता होती है। कार्यों की वर्तमान स्थिति का विश्लेषण करते हुए आधारिक संरचना की समस्याएं महानगरीय जीवन में संकट का कारण बन सकती हैं। सीवरेज और ठोस कूड़ा-करकट-प्रबंध तुलनात्मक रूप से आंतरिक मामले हैं किन्तु जल-आपूर्ति और पावर सहित जल-निकास अन्तराष्ट्रीय मामले हैं। मांग को कम करने के लिए जनसंख्या के विस्तार पर पर्याप्त प्रतिबंध लगाने के लिए पहले ही जोर दिया गया है। भौतिक आधारिक संरचना की पर्याप्त व्यवस्था हेतु शीघ्र अग्रिम कार्यवाही और प्रबन्ध करने के न्यूनतम प्रयास करने की आवश्यकता होगी।

जल-आपूर्ति, सीवरेज, पावर और ठोस कूड़े करकट की वर्तमान प्राप्यता और प्रक्षेपित आवश्यकता को निम्नलिखित तालिका में निर्दिष्ट किया गया है :—

	जल एम. जी. डी. में	*सीवरेज एम. जी. डी.	पावर एम. डब्ल्यू.	ठोस कूड़ा- करकट टनों में प्रतिदिन
1981 हेतु				
पूर्व निर्धारित लक्ष्य	250	200	558	2300
वर्तमान आवश्यकता	496	397	650	2568
वर्तमान उपलब्धता	303	118	—	2059
प्रक्षेपण-2001	1127	902	2500	6735

\* मिलियन गैलन प्रतिदिन।

दिल्ली शहरी क्षेत्र-81 और इसके शहरी एक्सटेंशन में भौतिक आधारीक संरचना की अतिरिक्त आवश्यकता इस प्रकार होगी जो नीचे दी गई है :

आधारीक संरचना	अतिरिक्त आवश्यकता	दिल्ली शहरी क्षेत्र-81 में	संघ राज्य-क्षेत्र दिल्ली में
जल-आपूर्ति			
एम. जी. डी. में सीवरेज	671	366	305
एम. जी. डी. में	661	417	244
(यदि जल की आपूर्ति 80 जी. सी. डी. * की दर की जाए)			
पावर			
एम डब्ल्यू में	1800	800	1000
ठोस कूड़ा-करकट प्रबंध, टन में प्रतिदिन	4200	2200	2000

\* गैलन प्रति व्यक्ति प्रतिदिन

अतिरिक्त आवश्यकताओं के कारण दिल्ली शहरी क्षेत्र-81 में वर्तमान आधारीक संरचना की पूर्ण पुनः संरचना करने की आवश्यकता होगी, जैसा कि उपर्युक्त तालिका में दिया गया है।

जल :

दिल्ली को कच्चे पानी के लिए यमुना नदी पर निर्भर रहना पड़ता है यद्यपि जल की आंशिक पूर्ति यमुना पार क्षेत्र में गंगा नदी से की जा रही है। उ.प्र. में टिहरी बांध और विश्व तथा हिमाचल प्रदेश में लखवार और गिरी बांध के पूरे हो जाने पर 2001 तक दिल्ली के मुख्य भाग के लिए जल की आवश्यकताओं की व्यवस्था कर सकेंगे। शेष की पूर्ति दिल्ली के शेष जल का विनिमय हरियाणा को करके की जा सकेगी।

671 एम. जी. डी. की अतिरिक्त जल-आपूर्ति की व्यवस्था करने के लिए वर्तमान जल शोधक संयंत्रों को बढ़ाने और वर्ष 2001 तक उत्तर-पश्चिम में नये जल-शोधक-संयंत्र का निर्माण करने की भी आवश्यकता होगी जैसा कि तालिका में नीचे दिया गया है :

जल शोधक संयंत्र	वर्तमान क्षमता एम. जी. डी. में 1981	संस्तुत क्षमता एम. जी. डी. में 1985	संस्तुत क्षमता एम. जी. डी. में 2001
चंद्रावल 1 व 2	90	90	150
वजीराबाद	80	80	150
हैदरपुर 1 व 2	50	100	150
शाहदरा	—	100	200
उत्तर-पश्चिमी दिल्ली में नये संयंत्र	—	—	300
ओखला	6	—	—
रैनी कुएं	20	61	67
स्थानीय तलकूप	7	7	7
योग	253	438	1024

363 लिटर (80 गैलन) प्रति व्यक्ति प्रति दिन की दर से जल-आपूर्ति की आवश्यकता निकाली गई है जिसका ब्यौरा नीचे दिया गया है :—

	खपत एल. टी. सी. डी. * में
(1) घरेलू	225
(2) औद्योगिक, व्यावसायिक एवं सामुदायिक आवश्यकता	45,000 एल. टी. एच. ए. डी. ** पर आधारित 47
(3) अग्नि-सुरक्षा	कुल मांग के 1% पर आधारित 4
(4) उद्यान	67,000 एल. टी. एच. ए. डी. पर आधारित 35
(5) अस्थायी आवास और दूतावास तथा बड़े होटल जैसे विशेष उपयोग	52

\* लिटर प्रति व्यक्ति प्रतिदिन

\*\* लिटर प्रति हेक्टेयर प्रतिदिन

किसी भी आवासीय क्षेत्र में न्यूनतम जल-आपूर्ति 135 लिटर (30 गैलन) प्रति व्यक्ति प्रतिदिन होगी।

सीवरेज

पर्यावरण प्रदूषण को नियंत्रित करने के साथ-साथ स्वस्थ जीवन स्थितियों को बनाए रखने के लिए सीवरेज का शोधन करना अनिवार्य होता है। यह नोट किया गया है कि दिल्ली में सीवरेज-प्रणाली की वर्तमान क्षमता काफी कम है क्योंकि लगभग 70% वर्तमान जनसंख्या का नियमित म्युनिसिपल सीवरेज उपलब्ध नहीं है। यमुना नदी में बढ़ता हुआ प्रदूषण भी सीवरेज शोधक सुविधाओं के अभाव का एक मुख्य संकेतक है। एक उत्तरी और दूसरा पश्चिमी दिल्ली में 125 एम. जी. डी. क्षमता वाले दो नये सीवरेज शोधक संयंत्र बनाने के साथ-साथ वर्तमान शोधक संयंत्रों की क्षमता बढ़ाकर 2001 में दिल्ली में तरल कूड़ा-करकट की व्यवस्था की जा सकेगी, जैसा कि नीचे दिया गया है :—

सीवरेज शोधक संयंत्र	वर्तमान क्षमता एम.जी.डी. में 1981	संस्तुत क्षमता एम.जी.डी. में 1985	संस्तुत क्षमता एम.जी.डी. में 2001
ओखला	66	128	150
केशोपुर	32	70	170
कोरोनेशन	20	20	20
रिठाला	—	75	150
शाहदरा	—	60	160
उत्तरी दिल्ली में नया संयंत्र	—	—	125
पश्चिमी दिल्ली में नया संयंत्र	—	—	125
योग	118	353	900

जिन क्षेत्रों में तत्काल नियमित सीवरेज उपलब्ध नहीं है उनमें पृथक पृथक परिवार के लिए कम लागत की सफाई प्रणाली को कम दूरी का व्यवस्था के रूप में अपनाया जाना चाहिए। क्षेत्र को इस प्रकार से नियोजित किया जाना चाहिए कि उनमें लम्बी दूरी वाली नियमित सीवरेज की व्यवस्था की जा सके।



## पावर :

वर्ष 2001 में दिल्ली का पावर का आवश्यकता 2500 मैगावाट (एम. डब्ल्यू.) होने का अनुमान है। बढ़ते हुए वायु-प्रदूषण, जल के अभाव और समस्यात्मक कोयला परिवहन के कारण दिल्ली पावर उत्पन्न करने का अपना वर्तमान क्षमता में संमित वृद्धि कर सकेगा। इसे दिल्ली से बाहर के आपूर्ति-स्रोतों पर आश्रित रहना पड़ेगा। 1991 तक निम्नलिखित तालिका में दिए गए स्रोतों के अनुसार पावर का आवश्यकता का पूर्ति होगा :—

स्रोत	क्षमता	
	1982-83 (एम. डब्ल्यू.)	1989-90 (एम. डब्ल्यू.)
डेसू स्थानीय उत्पादन	176	236
बदरपुर थर्मल पावर स्टेशन	500	500
सिगरीला सुपर थर्मल पावर स्टेशन (उ.प्र.)	15	150
बैरा, स्पूल (उ.प्र.)	17	45
मुराद नगर (उ.प्र.) में बनाया जाने वाला न्यू सुपर थर्मल पावर स्टेशन	—	500
योग	708	1431

1991 के बाद प्रक्षेपित पावर मांग के अनुरूप दिल्ली के लिए पावर के स्रोतों का व्यवस्था करनी होगी। दिल्ली को निम्नलिखित क्षेत्रों, सैक्टर योजनाओं से लाभ मिल सकता है जो इस समय निर्माणधन/विचारधन हैं :—

पावर संयंत्र	स्थापित क्षमता (एम. डब्ल्यू. में)	स्थिति
रिहंद उ.प्र. (थर्मल)	1000	निर्माणार्थन
नरोरा उ.प्र. (आणविक)	470	वर्धन -- सी. ई. ए. द्वारा संयुक्त (हरियाणा, हिमाचल प्रदेश एवं केन्द्रिय सरकार द्वारा संयुक्त रूप से किया जाना प्रस्तावित है।)
दुल्हस्ता (हाईड्रो इलेक्ट्रिक) (जम्मू एवं काश्मीर)	390	वर्धन --
उरा हाईड्रो इलेक्ट्रिक परि- योजना (जम्मू एवं काश्मीर)	480	वर्धन --
चभेरा हाईड्रो इलेक्ट्रिक परि- योजना (हि.प्र.)	540	वर्धन --
टनकपुर हाईड्रो इलेक्ट्रिक परि- योजना (उ.प्र.)	120	वर्धन --
योग	3,000 एम. डब्ल्यू.	

वर्ष 2001 तक 25,00 एम. डब्ल्यू. की लक्षित मांग को पूरा करने के लिए पावर वितरण ढांचे की वर्तमान 220 किलो वोल्ट (के. वी.) ग्रिड से 400 के.वी. ग्रिड में बढ़ाए जाने का आवश्यकता होगी।

इसकी पूर्ति के लिए पावर-ढांचे का योजना बनाई गई है जिसमें यमुना पार क्षेत्रों में बज.राबाद बांध के उत्तर में :—

(2) बवाना के निकट पश्चिमी दिल्ली में, और

(3) भरथल के निकट दक्षिण-पश्चिमी दिल्ली में

400 के.वी. के तीन मुख्य विद्युत उपकेन्द्रों का व्यवस्था होगा। इसका पूर्ति उत्तरी ग्रिड से होगा तथा दिल्ली में अन्य पावर वितरण प्रणाली का पूर्ति इस ग्रिड से और वर्तमान 220 के.वी. ग्रिड से होगा।

## ठोस कूड़ा-करकट :

ठोस कूड़े-करकट का प्रकृति और निपटान के अधिक पहलुओं पर विचार करते हुए ठोस कूड़े-करकट का अधिकांश मात्रा को सैनिटरी लैंडफिल में निपटाए जाने का प्रस्ताव किया गया है। प्रस्तावित स्थल हैं :—

स्थल का विवरण	क्षेत्र (हेक्टर में)
पश्चिमी दिल्ली में हस्ताल गांव के निकट स्थल	26
रिंग रोड पर सराय काले खां गांव के निकट स्थल	20
उत्तर-पश्चिम में स्थल	58.5
यमुनापार क्षेत्र में गाजीपुर डेयरी फार्म के निकट स्थल	52
वर्तमान लैंडफिल तिमारपुर के निकट स्थल	40
उत्तर-दिल्ली में गोपालपुर गांव के निकट स्थल	20
जहांगीरपुरी के निकट स्थल	12

रिंग रोड पर सैनिटरी लैंडफिलिंग का कार्य संतोषजनक रूप से किया जा रहा है फिर भी जल को प्रदूषण से बचाने के लिए तल में जल-निवारण परतों की व्यवस्था करने इसका और अधिक सुधार किया जा सकता है।

इस समय दो कम्पोस्ट संयंत्र—एक दिल्ली नगर निगम और दूसरा ओखला सीवरेज शोधन संयंत्र के पास स्थित है नई दिल्ली नगर पालिका द्वारा चलाए जाते हैं।

सब्जों एवं फल मार्किटों के कूड़ा-करकट में अधिक आर्गेनिक वस्तुएं होने के कारण इसे इन कम्पोस्ट संयंत्र में उपयोग किया जाना चाहिए। कम्पोस्ट संयंत्र के लिए कोई और स्थल नहीं रखा गया है। इन कम्पोस्ट संयंत्रों के कार्य का 1992 में समीक्षा की जानी चाहिए और यदि आवश्यकता हो तो नति-परिवर्तन किया जा सकता है।

अस्मतालों, दूधडूबानों, फल एवं सब्जी मार्किटों, डेयरी फार्मों एवं पुरानों दिल्ली के घने बसे हुए क्षेत्रों के कूड़ा-निपटान में विशेष सावधानी की आवश्यकता है। अस्मतालों के कूड़े-करकट जिसमें हानिकारक सूक्ष्मजीव होते हैं, का अलग से व्यवस्था की जानी चाहिए और उसे जला दिया जाना चाहिए। पक्षियों के खतरे से बचाव करने के लिए ढके हुए कूड़े-दानों के रूप में विशेष सावधानी बरतनी चाहिए और हवाई अड्डे के पांच किलोमीटर के भीतर वाले क्षेत्रों में कूड़े को शंभ्र हराया जाना चाहिए।

कूड़ेदानों, ढलानों की आवश्यकता का पता लगाने के लिए ठोस कूड़ा-करकट के निम्नलिखित मानदण्ड अपनाए जाएं :—

(प्रति व्यक्ति प्रतिदिन)

नई दिल्ली नगर पालिका क्षेत्र 0.67 किलोग्राम सी. डी.  
दिल्ली नगर निगम क्षेत्र 0.60 किलोग्राम सी. डी.

जल-निकास एवं जल-मार्ग व्यवस्था :

जल निकास :—जल-निकास के दो पहलू बाढ़-नियंत्रण एवं बरसाती जल का निपटान है, जो परस्पर संबंधित हैं। दिल्ली में बरसाती जल

और बाढ़-नियंत्रण स्थानीय नहीं हैं अपितु क्षेत्रीय हैं जिनमें हरियाणा और राजस्थान के क्षेत्र सम्मिलित हैं। नजफगढ़ नाले और बड़ा पुला कुणक नाले जिनसे शहरों क्षेत्रों में वरसात-जल बहता है, वे अधिकतम जल-बहाव की अवधि के दौरान अपनः पूर्ण क्षमता से बहते हैं। वर्तमान शहर-करण योग्य संभावनाओं के अपेक्षित विस्तार से क्षेत्रों में तलाप बहने में पर्याप्त रूप से परिवर्तन होगा और इस प्रकार बहाव बढ़ेगा और वर्तमान नालों को नया रूप देने और अतिरिक्त नालों की व्यवस्था करने की आवश्यकता होगी। प्राथमिकता के आधार पर सहिनी बेसिन से बहाव के लिए दक्षिण में हरियाणा अथवा दिल्ली में से होकर एक नये मुख्य नाले की संभावना पर विचार करने की आवश्यकता होगी।

यमुना नदी की जल-मार्ग व्यवस्था :

संसार के मुख्य महानगरों शहरों की नदियों जैसे लंदन की टेम्स और पेरिस की सेन के जलमार्गों की व्यवस्था की गई है जो नदी-अग्रों का विकास करने के लिए असांभित अवसर प्रदान कर रहे हैं। यमुना नदी के मामले में संभावनाओं का गहराई से अध्ययन किया गया है और ऐसे संकेत हैं कि लगभग 550 मीटर की चौड़ाई और लगभग 3,000 हेक्टेयर क्षेत्र में जल-मार्गों की व्यवस्था की जा सकती है जो नदी-अग्र विकास के लिए उपलब्ध हो सकती है। केन्द्रीय जल एवं पावर अनुसंधान केन्द्र, पुणे इस कार्य के लिए मॉडल-परिक्षण कर रहा है। इस अध्ययन के समाप्त हो जाने के बाद शहर की विशेष महत्वपूर्ण परियोजना के रूप में दि. वि. प्रा. द्वारा नदी-अग्र का विकास किया जाना चाहिए।

आधारिक संरचना—सामाजिक :

इस भाग में जिन पहलुओं पर विचार किया गया है, वे हैं :—

- (क) स्वास्थ्य;
- (ख) शिक्षा;
- (ग) दूर संचार;
- (घ) सुरक्षा;
- (च) अग्नि; और
- (छ) वितरक सेवाएं।

स्वास्थ्य :

दिल्ली की स्वास्थ्य सुविधाओं को शहर की जनसंख्या की आवश्यकताओं की पूर्ति करनी पड़ती है। इसके साथ-साथ ये क्षेत्रीय संदर्भ का दृष्टि से भी महत्वपूर्ण हैं क्योंकि निकटवर्ती राज्यों से बहुत से लोग दिल्ली में बेहतर स्वास्थ्य सुविधाओं की खोज में आते हैं। इस समय दिल्ली में 2.6 विस्तर प्रति 1000 जनसंख्या की दर से लगभग 15,000 अस्पताल के विस्तर हैं।

स्वास्थ्य सुविधाओं की व्यवस्था में विभिन्न नियोजन डिविजनों में भौगोलिक असंतुलन विद्यमान है। डिविजन ई, जी और एच में प्रति हजार जनसंख्या के पीछे क्रमशः केवल 1.043, 0.992 और 0.51 विस्तर हैं। इन नियोजन डिविजनों पर धनता से ध्यान देने की आवश्यकता है।

पहले प्रस्तावित सामान्य अस्पताल और स्वास्थ्य केन्द्र के रूप में द्वि-शयन-प्रणाली से स्वास्थ्य आवश्यकताओं सम्बंधी भाग की पूर्ति नहीं हुई। अतः अब छह-शयन-प्रणाली का प्रस्ताव रखा गया है जैसा कि नीचे दिया गया है :—

- |   |                |
|---|----------------|
| (1) सामान्य अस्पताल                             | 500 विस्तर     |
| (2) मध्यवर्ती अस्पताल                           | (क) 200 विस्तर |
| (3) मध्यवर्ती अस्पताल                           | (ख) 80 विस्तर  |
| (4) पोलि-क्लिनिक                                |                |
| (5) नर्सिंग होम, बाल कल्याण एवं प्रसूति केन्द्र |                |
| (6) औपचारिक                                     |                |

स्वास्थ्य-सुविधाओं के नियोजन मानक नीचे दिए गए हैं :—

प्रति 1,000 जनसंख्या पर सिफारिश किए गए विस्तर-5

(क) सामान्य अस्पताल :

3 लाख की जनसंख्या के लिए क्षमता	1 अस्पताल
अस्पताल के लिए क्षेत्र	500 विस्तर
रिहायशी आवास हेतु क्षेत्र	4.00 हेक्ट.
कुल क्षेत्र	2.00 हेक्ट.
	6.00 हेक्ट.

(ख) मध्यवर्ती अस्पताल :

(श्रेणी क)

1 लाख की जनसंख्या के लिए क्षमता	1 अस्पताल
अस्पताल के लिए क्षेत्र	200 विस्तर
अनिवार्य रिहायशी आवास हेतु क्षेत्र	2.07 हेक्ट.
कुल क्षेत्र	1.00 हेक्ट.
	3.67 हेक्ट.

(ग) मध्यवर्ती अस्पताल :

(श्रेणी ख)

1 लाख की जनसंख्या के लिए क्षमता	1 अस्पताल
अस्पताल के लिए क्षेत्र	80 विस्तर, 20 प्रसूति विस्तरों को मिलाकर
रिहायशी आवास हेतु क्षेत्र	0.60 हेक्ट.
कुल क्षेत्र	0.40 हेक्ट.
	1.00 हेक्ट.

(घ) कुछ प्रेक्षण-विस्तरों सहित पोलि-क्लिनिक :

1.5 लाख की जनसंख्या के लिए क्षेत्र	1 अस्पताल
	0.20 से 0.30 हेक्ट. तक

(च) नर्सिंग होम, बाल कल्याण एवं प्रसूति केन्द्र :

0.50 लाख की जनसंख्या के लिए क्षेत्र	1 अस्पताल
	0.20 से 0.30 हेक्ट. तक

(छ) औपचारिक :

0.15 लाख की जनसंख्या के लिए क्षेत्र	1 अस्पताल
	0.08 से 0.012 हेक्ट. तक

उपरोक्त के अतिरिक्त चिकित्सा-सुविधाओं के लिए विशिष्ट आवश्यकताओं के मामले में इनमें से एक स्थल का उपयोग किया जा सकता है जो भी विशेष आवश्यकता के अनुकूल हो।

शिक्षा :

आयु-वर्ग-प्रेक्षकों और अन्य संगत मामलों पर विचार करके विभिन्न स्तरों पर पर्याप्त शैक्षणिक सुविधाओं की व्यवस्था के लिए मानदण्ड रखे गए हैं। प्राइमरी और सेकेंडरी स्कूलों और कालेजों में, स्कूलों में खेल-मैदान क्षेत्रों के आरक्षण के लिए अलग मानदण्ड दिए गए हैं जिन्हें विस्तृत ले-आउट प्लान में अवश्य ही सुनिश्चित किया जाए। निम्न आय वाले समुदायों के मामले में, नर्सरी स्कूल के स्थान का उपयोग शिक्षा सदन के लिए किया जाएगा जिसे जनता, निजी अथवा स्वैच्छिक एजेंसियों द्वारा चलाया जा सकता है। केन्द्रीय स्कूलों और पब्लिक स्कूलों को स्थान देने के लिए शहरी स्तर के समाकलित स्कूलों के लिए विशिष्ट क्षेत्रों का आरक्षण किया गया है।

शैक्षणिक सुविधाओं के नियोजन मानक नीचे दिए गए हैं :—

सीनियर सेकेंडरी स्तर तक :

(क) पूर्व-प्राइमरी, नर्सरी स्कूल 2,500 की जनसंख्या के लिए	1
(ख) प्राइमरी स्कूल (कक्षा 1 से 5 तक)	
5,000 की जनसंख्या के लिए	1
स्कूल की क्षमता	500 छात्र
प्रत्येक स्कूल का क्षेत्र	0.40 हेक्टर.
स्कूल-भवन का क्षेत्र	0.20 हेक्टर.
प्रभावपूर्ण खेल हेतु सुनिश्चित किया जाने वाला कम से कम 18 मी. X 36 मी. वाले खेल मैदान का क्षेत्र	0.20 हेक्टर.

(ग) सीनियर सेकेंडरी स्कूल (छठी से बारहवीं तक)	
7,500 की जनसंख्या के लिए	1
स्कूल की क्षमता	1000 छात्र
प्रत्येक स्कूल का क्षेत्र	1.60 हेक्टर.
स्कूल भवन का क्षेत्र	0.60 हेक्टर.
प्रभावपूर्ण खेल हेतु सुनिश्चित किये जाने वाले कम से कम 68 मी. X 126 मी. वाले खेल मैदान का क्षेत्र	1.00 हेक्टर.

(घ) छात्रावास की सुविधाओं रहित समाकलित स्कूल (कक्षा 1 से 12 तक)	
90,000 से 1,00,000 तक की जनसंख्या के लिए	1
स्कूल की क्षमता	1,500 छात्र
प्रत्येक स्कूल का क्षेत्र	2.20 हेक्टर.
स्कूल भवन का क्षेत्र	0.70 हेक्टर.
खेल-मैदान का क्षेत्र	1.20 हेक्टर.
पार्किंग क्षेत्र	0.30 हेक्टर.

(च) छात्रावास की सुविधा सहित समाकलित स्कूल 90,000 से 1,00,000 तक की जनसंख्या के लिए	1
स्कूल की क्षमता	1,500 छात्र
प्रत्येक स्कूल का क्षेत्र	2.60 हेक्टर.
स्कूल भवन का क्षेत्र	0.70 हेक्टर.
खेल-मैदान का क्षेत्र	1.20 हेक्टर.
पार्किंग-क्षेत्र	0.30 हेक्टर.
आवासीय, छात्रावास का क्षेत्र	0.40 हेक्टर.

उच्च शिक्षा—सामान्य :—

(क) कालेज :	
दिल्ली शहरी क्षेत्र-81 के भीतर	
1.3 लाख की जनसंख्या के लिए	1
कालेज की क्षमता	1,500 छात्र
प्रत्येक कालेज का क्षेत्र	4.00 हेक्टर.
शहरी एक्सटेंशन के भीतर	
1.00 लाख जनसंख्या के लिए	1
कालेज की क्षमता	1,000 छात्र
प्रत्येक कालेज का क्षेत्र	4.00 हेक्टर.
(ख) विश्वविद्यालय परिसर :	
दिल्ली शहरी क्षेत्र-81 के भीतर नियोजन	
डिवाजन ई, एक और जी प्रत्येक में	1
शहरी एक्सटेंशन में	1

(ग) नया विश्वविद्यालय शहरी एक्सटेंशन में क्षेत्र	1 160 हेक्टर.
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तकनीकी शिक्षा :—

(क) तकनीकी शिक्षा केन्द्र (क) :	
प्रति 10 लाख की जनसंख्या के लिए इस प्रकार के 1 केन्द्र की व्यवस्था की जाएगी जिसमें एक औद्योगिक प्रशिक्षण संस्थान और एक पोलिटेकनिक सम्मिलित है।	
औद्योगिक प्रशिक्षण संस्थान की क्षमता	400 प्रशिक्षणार्थी
पोलिटैकनिक की क्षमता	500 छात्र
प्रत्येक केन्द्र का क्षेत्र	4.00 हेक्टर.
औद्योगिक प्रशिक्षण संस्थान के लिए क्षेत्र	1.60 हेक्टर.
पोलिटैकनिक के लिए क्षेत्र	2.40 हेक्टर.

(ख) तकनीकी शिक्षा केन्द्र (ख) :	
10 लाख की जनसंख्या के लिए 1 केन्द्र की व्यवस्था होगी जिसमें 1 औद्योगिक प्रशिक्षण केन्द्र, 1 तकनीकी केन्द्र और 1 प्रशिक्षण केन्द्र सम्मिलित है।	
प्रत्येक केन्द्र का क्षेत्र	4.00 हेक्टर.
तकनीकी केन्द्र के लिए क्षेत्र	2.10 हेक्टर.
औद्योगिक प्रशिक्षण संस्थान के लिए क्षेत्र	1.60 हेक्टर.
प्रशिक्षण केन्द्र के लिए क्षेत्र	0.30 हेक्टर.

व्यावसायिक शिक्षा :

(क) नया इंजीनियरिंग कालेज शहरी एक्सटेंशन में	
2 कालेजों की व्यवस्था की जाएगी।	
कालेज की क्षमता	1500 से 1700 तक छात्र
प्रत्येक कालेज का क्षेत्र	60.00 हेक्टर.

(ख) नया चिकित्सा कालेज :

शहरी एक्सटेंशन में 15 हेक्टर. वाले 2 स्थल 1 इसमें विशिष्टीकृत सामान्य अस्पतालों के लिए स्थान सम्मिलित हैं।

संचार :

दिल्ली संघ राज्य क्षेत्र के पांच दूर-संचार जोनों में दिल्ली में 44 टेलीफोन केन्द्र विद्यमान हैं जिनकी 2,23,400 लाइनों की कुल क्षमता है।

टेलीफोनों के विकास की स्थिति नीचे दी गई है :—

वर्ष	जनसंख्या (लाख में)	क्षमता टेलीफोन लाइनों की सं.	प्रति 100 की जनसंख्या के पीछे टेलीफोन
1981	62.00	2,10,000	3.37
1991	90.00	5,40,000	6.00
2001	120.00	12,00,000	10.00

दूरसंचार सुविधाओं के नियोजन-मानक नीचे दिए गए हैं :—

40,000 लाइनों की क्षमता के टेलीफोन केन्द्र प्रति 100 की जनसंख्या पर 10 टेलीफोनों की दर से 4 लाख की जनसंख्या के लिए एक केन्द्र।

क्षेत्र	0.80 हेक्टर.
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प्रशासनिक कार्यालय :

फर्श-क्षेत्र	1 लाख वर्ग फुट
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प्रशासनिक कार्यालय टेलीफोन केन्द्रों के भाग हो जाएंगे और तदनुसार भूमि के क्षेत्र को बढ़ाया जाएगा।

टेलीफोन केन्द्र के उपकरणों/यन्त्रों आदि के लिए भण्डार।

प्राथमिक स्तर से एक उत्तरी और दूसरा दक्षिणी दिल्ली में शहरी स्तर पर इसकी व्यवस्था होगी।

क्षेत्र 4.00 हेक्टर.

हस्के औद्योगिक क्षेत्र में शहरी स्तर पर लगभग 800 वाहनों के रख-रखाव और मरम्मत के लिए डिपो व कार्यशाला की व्यवस्था की जानी है।

क्षेत्र 1.00 हेक्टर.

विभागीय नगर कार्यालय :

(क) ब्रूकिंग काउन्टर—

1 लाख की जनसंख्या के लिए 1

सामुदायिक केन्द्र में स्थान की व्यवस्था की जानी है।

(ख) ब्रूकिंग और वितरण कार्यालय— 1

6 लाख की जनसंख्या के लिए

क्षेत्र

1700 वर्ग मी.

जिला केन्द्र में स्थान की व्यवस्था की जानी है।

डाक सुविधाएं :

(क) डिलीवरी सहित डाक घर काउन्टर —

10,000 से 15,000 तक की जनसंख्या के लिए 1

क्षेत्र

60 से 85 वर्गमी. तक

स्थानीय विपणन केन्द्र में स्थापित किया जाना है।

(ख) डिलीवरी कार्यालय सहित मुख्य डाक घर—

3 लाख की जनसंख्या के लिए

1

क्षेत्र

600 वर्ग मी.

सामुदायिक केन्द्र/जिला केन्द्र में स्थापित किया जाना है।

(ग) मुख्य डाक घर और प्रशासनिक कार्यालय—

6 लाख की जनसंख्या के लिए

1

क्षेत्र

2500 वर्ग मी.

जिला केन्द्र में स्थापित किया जाना है।

सुरक्षा :

शहरी समुदाय सुलभतात्मक रूप से अज्ञात होते हैं और वे मुख्य रूप से सुरक्षा के लिए पुलिस पर निर्भर रहते हैं। इस समय दिल्ली में 66 पुलिस स्टेशन और 48 पुलिस थोकियां हैं जिनकी व्यवस्था एक लाख की जनसंख्या के लिए एक थाने की दूर से की जा रही है। पुलिस, जेल, नागरिक सुरक्षा और गृह रक्षा और अग्नि के लिए नियोजित सामक निम्न-वर्ण होंगे :—

पुलिस :

(क) पुलिस स्टेशन :

0.75 से 1 लाख की जनसंख्या के लिए 1

अनिवार्य रिहायशी आवास सहित क्षेत्र 1.15 हेक्टर.

नागरिक सुरक्षा और गृह रक्षा के लिए 0.05 हेक्टर. अनिवार्य

(ख) पुलिस चौकी :

0.4 से 0.5 लाख की जनसंख्या के लिए 1

अनिवार्य रिहायशी आवास सहित क्षेत्र 0.10 हेक्टर.

(ग) जिला कार्यालय और बटालियन :

10 लाख की जनसंख्या के लिए

1

जिला कार्यालय के लिए क्षेत्र

0.80 हेक्टर.

बटालियन के लिए क्षेत्र

4.00 हेक्टर.

कुल क्षेत्र

4.80 हेक्टर.

(घ) पुलिस लाइनें :

उत्तरी, दक्षिणी, पश्चिमी और पूर्वी दिल्ली प्रत्येक हेतु

1-1

क्षेत्र

4.00 से 6.00 हेक्टर. तक

(च) जिला जेल :

10 लाख की जनसंख्या के लिए

1

क्षेत्र

10.00 हेक्टर.

नागरिक सुरक्षा और गृह रक्षा :—

(क) गृह रक्षा :

जोनल स्तर

(1) दिल्ली शहरी क्षेत्र-81 के भीतर 20

लाख की जनसंख्या के लिए

1

(2) शहरी एक्सटेंशन में 10 लाख की जनसंख्या के लिए

1

क्षेत्र

1.00 हेक्टर.

(ख) गृह रक्षा—जिला स्तर 10 लाख की जनसंख्या के लिए

1

क्षेत्र

2.00 हेक्टर.

(1) दिल्ली शहरी क्षेत्र-81 के भीतर 20

लाख की जनसंख्या के लिए

1

(2) शहरी एक्सटेंशन में 10 लाख की जनसंख्या के लिए

1

अग्नि :—

दिल्ली अग्नि शमन सेवा दिल्ली और सीमावर्ती राज्यों के भागों में मनुष्यों को अग्नि, मकान भिरने, दुर्घटनाओं और अन्य आपत्तियों से बचाने का कार्य करती है। इस समय दिल्ली में 18 अग्नि शमन केन्द्र हैं।

दिल्ली शहरी क्षेत्र-81 में 20 और शहरी एक्सटेंशन में 19 अर्थात् 39 और अग्नि शमन केन्द्रों की आवश्यकता होगी। अधिक अग्नि शमन नलों और पानी की टंकियों की व्यवस्था करने के लिए जल-आपूर्ति सहित कार्यक्रम का समन्वय किए जाने की आवश्यकता है।

भवन उप-विधियों अथवा संबंधित प्राधिकरण के विनियमों में की गई व्यवस्था के अनुसार बहु-मंजिले भवनों के लिए विशेष अग्नि शमन सेवा की आवश्यकता है। दिल्ली अग्नि शमन सेवा को बहु-मंजिले भवनों में आग दुर्घटनाओं के मामले निपटाने के लिए पूरी तरह से सज्जित करना चाहिए। विकास योजनाएं तैयार करते समय सड़क और निमित्त क्षेत्रों में अग्नि शमन आवश्यकताओं के लिए पहुंचने का मार्ग सुनिश्चित किया जाए।

2 लाख की जनसंख्या के लिए 1 से 3 कि.मी. के भीतर 1 अग्नि शमन केन्द्र अथवा उप-अग्नि शमन केन्द्र की व्यवस्था की जानी है। अनिवार्य रिहायशी आवास सहित अग्नि शमन केन्द्र हेतु

क्षेत्र

1.00 हेक्टर.

अनिवार्य रिहायशी आवास सहित उप-अग्नि शमन केन्द्र हेतु

क्षेत्र

0.60 हेक्टर.

वितरक सेवाएं : —

दूध : दिल्ली में सार्वजनिक एजेंसियों द्वारा 7.30 लाख लीटर की वर्तमान पूर्ति की जाती है। 2.32 लाख की पूर्ति दिल्ली दुग्ध योजना द्वारा और 4.97 लाख की पूर्ति मदन डेयरी द्वारा की जाती है। दूध के लिए वर्तमान प्रसार कार्यक्रम केवल 9.75 लाख लीटर प्रतिदिन तक सीमित है जबकि 2001 तक की आवश्यकताएं लगभग 15 लाख लीटर प्रतिदिन होंगी। डेयरी-उद्योग हेतु दिल्ली संघ-राज्य क्षेत्र के ग्रामीण क्षेत्र के भाग सहित निकटवर्ती राज्यों के क्षेत्रों के विकास हेतु इस पहलू की क्षेत्रीय स्थिति है। दुग्ध उत्पादक संघों के लिए एक नजफगढ़ रोड के पश्चिम में और दूसरा जी. टी. रोड पर 15—15 हेक्टर वाले दो स्थलों की आवश्यकता होगी।

एल. पी. जी. भंडारण एवं वितरण :

1981 की 11.45 लाख कनेक्शनों की आवश्यकताओं के मुकाबले में दिल्ली में लगभग 3.22 लाख एल. पी. जी. कनेक्शन हैं और 100% परिवार इसे लेना चाहें तो 2001 में 24.35 लाख होने का अनुमान है।

ओखला सोबेज से लगभग 10,000 परिवारों को गैस देने का प्रयोगात्मक कार्यक्रम पहले ही चालू किया जा चुका है। वर्तमान और प्रस्तावित सोबेज शोभक संयंत्रों की गैस का उपयोग घरेलू और अन्य ऊर्जा संबंधी आवश्यकताओं के लिए किया जा सकेगा।

उपर्युक्त वितरक सुविधाओं के निक्षेपन मानक नीचे दिए गए हैं :—

तरल पेट्रोलियम गैस एल. पी. जी. गोदाम

40,000 की जनसंख्या के लिए 1 गैस गोदाम

अभ्यता	500 सिलिंडर अथवा 8,000 एल. पी. जी. के कि. ग्रा.
क्षेत्र	5200 वर्ग मी. (20 मी. × 26 मी. चौकीदार की हट सहित)
स्थिति	औद्योगिक क्षेत्र अथवा सेवा केन्द्र में

1981-2001 में उपर्युक्त मानकों के आधार पर सामाजिक आधारिक संरचना की अतिरिक्त आवश्यकता निम्नलिखित तालिका में संकेतित की गई है :—

अतिरिक्त आवश्यकता	2001		
सामाजिक आधारिक संरचना	दिल्ली शहरी क्षेत्र 81	शहरी एक्सटेंशन	योग
1	2	3	4
शिक्षा :			
प्राइमरी स्कूल	298	762	1060
सीनियर सेकेण्डरी स्कूल	217	508	725
समाकलित स्कूल	58	85	143
सामान्य कलेज	22	38	60
तकनीकी शिक्षा केन्द्र—क	3	9	12
विश्वविद्यालय केन्द्र	2	1	3

1	2	3	4
स्वास्थ्य :			
सामान्य अस्पताल	9	12	21
मध्यवर्ती अस्पताल—ख	59	39	98
नर्सिंग होम	110	76	186
अन्य :			
पुलिस स्टेशन	28	38-51	66-79
अग्नि शमन केन्द्र	20	19	39
जिला जेल	3	5	8
मुख्य डाक घर	20	6	26
टेलीफोन केन्द्र	6	9	15
विभागीय तार कार्यालय	9	5	14
एल. पी. जी. गैस-गोदाम	64	85	149

सुविधा एवं सेवा केन्द्र :

हायर सेकेण्डरी, प्राइमरी स्कूल, औपचारिक जैसी निम्न स्तर की अतिरिक्त सुविधाओं की व्यवस्था लेआउट प्लानों में की जाएगी किन्तु कलेज, अस्पताल, पुलिस स्टेशन जैसी उच्च स्तर की सुविधाओं की व्यवस्था योजना-स्तर पर की जाएगी। चूंकि इन सुविधाओं के लिए पृथक स्थान की व्यवस्था करना संभव न होगा अतः दिल्ली शहरी क्षेत्र-81 के भीतर उपलब्ध क्षेत्रों में दो समूहों अथवा अधिक इकाइयों में सुविधा केन्द्र की संकल्पना तैयार की गई है और इन क्षेत्रों की सुविधा केन्द्रों के रूप में विकसित किया जाएगा। अपेक्षित सामाजिक आधारिक संरचना की व्यवस्था करने के लिए भूमि उपयोग प्लान पर इस प्रकार के 61 सुविधा केन्द्र निर्धारित किए गए हैं। इसी तरह अतिरिक्त मरम्मत की दुकानों, लविस-दुकानों, गैस गोदामों को स्थान देने के लिए सेवा केन्द्रों को भूमि उपयोग प्लान में निर्धारित किया गया है। (अनुबंध 1 देखें)।

पर्यावरण

जीवन की उन्नत गुणवत्ता के लिए भौतिक एवं सामाजिक पर्यावरण का संजान करना इस योजना का मुख्य लक्ष्य है। शहर के पर्यावरण की मुख्य विशेषताएं हैं :—

- (1) पारिस्थितिक, प्राकृतिक-संरक्षण और पार्क।
- (2) शहरी डिजाइन।
- (3) शहरी परम्परागत सम्पत्ति का संरक्षण।
- (4) सामुदायिक जीवन।
- (5) स्वास्थ्य, सुरक्षा और सुविधा हेतु शर्तें।

प्राकृतिक विशेषताएं :

प्राकृतिक पारिस्थितिक-प्रणाली को बनाए रखने के लिए वस्ती में मुख्य प्राकृतिक विशेषताओं के संरक्षण का अत्यन्त महत्व है। दिल्ली की दो मुख्य प्राकृतिक विशेषताएं रिज और यमुना नदी हैं। दिल्ली की रिज को अरावली पर्वत-श्रृंखलाओं की शैल-दृश्याय के रूप में परिभाषित किया गया है जो उत्तर में विश्वविद्यालय से दक्षिण में संघ राज्य-क्षेत्र और उससे बाहर तक फैली हुई है। केन्द्रीय रिज क्षेत्र जो कि नई दिल्ली का हिस्सा है, की योजना नई दिल्ली राजधानी के विकास के समय इसके समाकलित भाग के रूप में एडवर्ड लुटियन द्वारा तैयार की गई थी। कीकर और बबुल जैसे देशी प्रकार के पेड़ लगाकर इस क्षेत्र को इसके प्राचीन गौरवपूर्ण रूप में हों छोड़ दिया।

इस योजना 1962 में महरोली के निकट दक्षिणी केन्द्रीय रिज के और फैलाव का निर्धारण करती है। हालांकि दिल्ली में रिज के

हिस्से सुप्त हो चुके हैं। अब उपलब्ध कुल रिज क्षेत्र लगभग 7,777 हेक्टर है जिसे निम्न रूप में विभाजित किया गया है :

उत्तरी रिज	87 हेक्टर
केन्द्रीय रिज	864 हेक्टर
दक्षिणी केन्द्रीय रिज (महरोली)	626 हेक्टर
दक्षिणी रिज	6200 हेक्टर

इस प्रकार बताई गई रिज का अत्यन्त सावधानी से संरक्षण किया जाना चाहिए और उसमें न्यूनतम कृत्रिम भू-दृश्य करके देशी प्रकार के वृक्ष लगाए जाने चाहिए।

इस समय यमुना नदी में जल प्रदूषण का स्तर बहुत ऊँचा है जो कि मुख्यतः औद्योगिक क्षेत्रों के अशोधित सीवर और कूड़े-करकट से होता है। नदी को साफ रखने के लिए जल प्रदूषण अधिनियम को सख्त से लागू करने की आवश्यकता है। नदी की यथा प्रस्तावित जल-मार्ग-व्यवस्था से नदी-अग्र का सुधार करने में और अधिक मदद मिलेगी।

#### वायुप्रद स्थान :

इस समय दिल्ली शहरी क्षेत्र-81 में शहरी स्तर पर दिल्ली में 4,335 हेक्टर क्षेत्र में विकसित पार्क हैं और लगभग 1,677 हेक्टर क्षेत्र विकास के लिए उपलब्ध है। शहर में इतिहास के विभिन्न कालों मुगलकाल के रोशनारा और कुदसिया बाग, ब्रिटिशकाल का ताल कटोरा गार्डन और स्वातन्त्र्योत्तर काल का बुद्ध जयन्ती पार्क के 20 मुख्य जिले पार्क हैं। शहरी स्तर पर 7 वर्ग मी. प्रति व्यक्ति की दर से 6,012 हेक्टर का जिला एवं खेलार्थ पार्क-क्षेत्र आरक्षित है।

योजना के कार्यान्वयन के दौरान मनोरंजनात्मक क्षेत्र का लगभग 34% अन्य उपयोगों में लगाया गया है।

जिन जिला पार्कों का विकास किया जा चुका है वे अत्यन्त लोकप्रिय हैं और उनका व्यापक रूप से विशेषकर अवकाश दिनों में उपयोग किया जा रहा है। दिल्ली शहरी क्षेत्र-81 उपलब्ध जिला पार्क के 1,677 हेक्टर क्षेत्र का विकास प्राथमिकता के आधार पर किया जाना चाहिए। खेल-कूद के क्षेत्रों की नीति के अनुसार इस क्षेत्र के भाग को खेल-कूद के क्रियाकलापों के लिए विकसित किए जाने की आवश्यकता है।

दिल्ली शहरी क्षेत्र-81 के भीतर मनोरंजन के लिए निम्नलिखित विशेष क्रियाकलाप क्षेत्र के विकास का प्रस्ताव है।

(क) प्रत्येक 4 हेक्टर वाले अतिरिक्त विशेष बाल पार्क (इंडिया गेट बाल पार्क की प्रकार वाले)	7
(ख) प्रत्येक 5 हेक्टर वाले बाल यातायात प्रशिक्षण पार्क	6
(ग) पिकनिक हट	5

जिला पार्क क्षेत्रों के लगभग 30% को वन भूमियों के रूप में विकसित किया जाना चाहिए। स्थानीय स्थितियों के अनुकूल वृक्षों के प्राथमिक प्रकार अनुबंध 1क में दिए गए हैं।

नयी विकास-योजनाओं में 15,000 की जनसंख्या के लिए कम से कम 1.5 हेक्टर के प्रतिवर्षी पार्क में फूल वाले पौधे और झाड़ियाँ लगाई जानी चाहिए ताकि वर्ष भर रंगीन आनन्ददायक वातावरण बनाई रहे।

शहरी एक्सटेंशन में जब-जब सम्भव हो मुख्य वायुप्रद स्थानों के रूप में कार्य करने और भ्रमणशील पक्षियों को आकर्षित करने तथा सूक्ष्म जलवायु में सुधार करने के लिए जल-निकाशों (झीलें) का विकास किया जाए। डिजनीलैंड के पैटर्न पर तुगलकाबाद/लाडो सराय के निकट एक विशेष मनोरंजनात्मक क्षेत्र का विकास किया जाना चाहिए। शहरी

एक्सटेंशन में 8 वर्ग मी. प्रति व्यक्ति की दर से जिला-पार्क होंगे जिसमें विशेष पार्क भी सम्मिलित होंगे जैसा कि नीचे दिया गया है :

विशेष बाल पार्क	4
(4 हेक्टर वाले)	
बाल यातायात प्रशिक्षण पार्क	4
(3 हेक्टर वाले)	
पिकनिक हट	4

#### खेल-कूद क्रियाकलाप :

व्यक्ति के शारीरिक और मानसिक विकास के लिए खेल-कूद बहुत महत्वपूर्ण है। योजना में समस्त आयु-वर्गों के लिए खेल और खेल-कूद के क्षेत्रों के विकास पर उचित जोर दिया जाता है। एशियाई के दौरान निर्मित अथवा नवीकृत खेल-कूद स्टेडियम राष्ट्रीय और अन्तर्राष्ट्रीय खेल-कूदों की आवश्यकताओं की पूर्ति करेंगे। इसके अतिरिक्त विभिन्न स्तरों पर खेल कूदों के लिए क्षेत्रों का विकास निम्न रूप में होगा :—

#### डिवीजनल खेल-कूद केन्द्र :

जनसंख्या का आकार	10-12 लाख
क्षेत्र	20 हेक्टर
जिला खेल-कूद केन्द्र जनसंख्या का आकार क्षेत्र	1 से 1.5 लाख 4 हेक्टर
निकाटवर्ती खेल-कूद क्षेत्र जनसंख्या का आकार क्षेत्र	15,000 1.5 हेक्टर
आवासीय इकाई खेल-कूद क्षेत्र :	
जनसंख्या क्षेत्र	5,000 नम्य

#### पुनः वृक्षारोपण :

दिल्ली के पार्कों में अधिकांश वृक्ष ऐसे हैं जो अपनी पूरी जीवन-अवधि पूर्ण कर चुके हैं। यह विशेष रूप से नई दिल्ली की पार्कों, सड़कों और बंगलों वाले वृक्षारोपण के विषय में सत्य है। ये वृक्ष कभी 1910 में लगाए गए थे और ये जीवन अवधि (70 वर्ष) के अंतिम चरण में हैं। पर्यावरण को बनाए रखने के लिए इन क्षेत्रों में यक्रीय प्रक्रम के रूप में इन वृक्षों की प्रतिस्थापित करने के लिए पुनः वृक्षारोपण किया जाना चाहिए।

#### शहरी डिजाइन :

शहर ईमारतों और गलियों, संचार और उपयोगिताओं की प्रणाली, कार्य, परिवहन, अवकाश के स्थानों और सभा-स्थानों का एक समुच्चय है। इन तत्वों का कार्यात्मक रूप से और सुन्दर रूप की दोनों दृष्टियों से प्रक्रम का प्रबंध करना शहरी डिजाइन का सार है। 17वीं शताब्दी के शाहजहाँबाद और लुटियन की नई दिल्ली के निश्चित शहरी रूप के अतिरिक्त दिल्ली महानगर समय के साथ-साथ लोगों का गठन-हीन समूह बनता जा रहा है और अमान्य होता जा रहा है।

चार दीवारी के शहर शाहजहाँबाद में कुछ शहरी प्रकार की विशेषताएँ हैं। जामा मस्जिद एक प्रभावित करने वाली इमारत है जो पहाड़ी के चोटी पर स्थित है और शहर की अन्य इमारतों से रूप और पैमाने दोनों की दृष्टि से भिन्न है। चांदनी चौक की परिवर्धनी की योजना इस प्रकार बनाई गई थी कि एक ओर तो वह व्यावसायिक केन्द्र के रूप में कार्य करे और दूसरी ओर लाल किला और फतेहपुरी मस्जिद की महत्वपूर्ण इमारतों से दोनों ओर अंतिम स्थानों पर एक विशेष दृश्य प्रस्तुत करे। लुटियन की नई दिल्ली के मामले में केन्द्रीय परिवर्धनी की योजना की रिज और यमुना नदी के बीच अविच्छिन्नता बनाए रखने के लिए भू-दृश्यांकित विस्तार के रूप में कल्पना की गई थी। इस विस्तार के साथ-साथ राष्ट्रपति भवन और इंडिया गेट के नोडल पाइंटों में आश्चर्यजनक चाक्षुष गुणवत्ता है और संसार के

शहरी डिजाइनों में सबसे उत्कृष्ट उदाहरणों में से एक है। यद्यपि जब नई दिल्ली को राम लीला मैदान जैसी सीमा से भौतिक रूप से पुराने शहर से अलग किया गया था तब यह चाक्षुष रूप से संसद भवन, कनाट प्लेस और जामा मस्जिद की इन्हीं धुरियों से जुड़ी हुई थी।

वाद में किए गए विकास-कार्यों में न तो शहरी रूप पर और न ही दृश्य संबंधी विशेषताओं पर उचित ध्यान दिया गया। मुख्य योजना के ढांचे में नये विकासकार्य विभिन्न उपयोगों के लिये भूमि के विभाजन के आधार पर अधिक आधारित हैं और इनमें स्थानिक गुणों का अभाव है। सभी सड़कें चाहे वह शहरी स्तर की हों अथवा स्थानीय स्तर की हों वे मात भूखंडों का विभाजन करती हैं और वे स्थान के समन्वय की अविच्छिन्नता को प्राप्त करने में असमर्थ हैं। वर्तमान शहरी रूप जोनिंग और उप-डिविजन विनियमों का परिणाम है। इस बात की पुष्टि में कनाट प्लेस एक्सटेंशन एक उदाहरण है जहां शहरी डिजाइन के ढांचे के अभाव में अवांछनीय परिवर्तन हो गए हैं। तर्क संगत रूप से ढांचे में ये परिवर्तन समय की प्रवृत्ति और शिल्प वैज्ञानिक विकास के अनुकूल हैं। तथापि नई ईमारतें और स्थान के ढांचे पुराने ढांचों से बिल्कुल प्रतिकूल हैं और इसका परिणाम अस्त-व्यस्त और नगण्य रूप रेखा से है।

उन नीतियों के लिए विवेकपूर्ण आधार तक पहुंचने के लिए जो ढांचे को प्रभावित करती है निम्न का अध्ययन किया गया:

- (1) प्राकृतिक और निर्मित पर्यावरण महत्व के क्षेत्र
- (2) शहर का दृश्य-समाकलन
- (3) शहरी परम्परागत सम्पत्ति का संरक्षण एवं परिरक्षण और
- (4) ऊंची ईमारतों और बड़े पैमाने की शहरी परियोजनाएं—  
रिहायशी, व्यावसायिक औद्योगिक आदि के लिए नीति।  
प्राकृतिक और निर्मित पर्यावरण के महत्वपूर्ण क्षेत्र।

प्राकृतिक पर्यावरण की महत्वपूर्ण विशेषताएं हैं:

- (क) यमुना नदी
- (ख) रिज

निर्मित पर्यावरण के लिए इन क्षेत्रों का निर्धारण किया गया है जो इस प्रकार हैं:

- (क) शाहजहांबाद—चार दीवारी का शहर
- (ख) लुटियन की नई दिल्ली।
- (ग) प्राचीन वस्तियां
- (घ) ऐतिहासिक स्मारक और उद्यान
- (च) प्रदर्शनी-स्थल, चिड़ियाघर आदि जैसे अभिकल्पित पर्यावरण
- (छ) दिल्ली में प्रवेश मार्गों और अन्य महत्वपूर्ण मार्गों के साथ बाले क्षेत्र
- (1) गणतन्त्र दिवस परेड मार्ग
- (2) दिल्ली हवाई अड्डे से राष्ट्रपति भवन तक और वहां से राजघाट तक बी.आई.पी. मार्ग
- (3) सड़क प्रवेश मार्ग
- (4) रेल प्रवेश मार्ग
- (5) हवाई दृश्य

दृश्य—समाकलन

सौंदर्य की दृष्टि से दिल्ली में बहुजातीय उत्पादन सहित रूप रंग, आकार और गठन की व्यापक विविधता विद्यमान है। दृश्य-समाकलन की व्यवस्था सम्भवतः उन दृश्यों का निर्धारण करके की जा सकती है जो शहर की भौतिक रूप से समाकलित करते हैं। रिंग रोड और रिंग रेल जन-आवागमन के दो महत्वपूर्ण कारीडोर हैं जिनका उपयोग सभी नियोजन डिजाइनों के निवासियों द्वारा किया जाता है।

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इन दो आवागमन के कारीडोरों में दृश्य-गुणवत्ता और समाकलन के अतिरिक्त आयाम को अजित करने की क्षमता है। रिंग रोड और रिंग रेलवे के अध्ययन और प्रस्तावों को सड़क-ज्यामितिपूर्ण भूदृश्यांकन गली-व्यवस्था चुने हुए स्थानों पर शहरी फार्मों के निर्धारण और असुन्दर ईमारतों को हटाने के लिए सूत्रबद्ध किया जा सकता है। विभिन्न अवसरों पर नियोजित शहर के विभिन्न भागों के समाकलन के दो अन्य महत्वपूर्ण तत्व हैं:—

#### (1) वनस्पति अर्थात् वृक्षारोपण—

‘नई दिल्ली’ की विशेषता को महानगर के अन्य भागों में जारी रखना और खुले स्थान को जोड़ना (2) मुख्य पारिस्थितिक विशेषताओं अर्थात् रिज और यमुना नदी और शहर में टेढ़े मेढ़े बहने वाले बरसाती नालों की सामंजस्यपूर्ण व्यवस्था।

शहरी परम्परागत सम्पत्ति का संरक्षण 1916 में भारतीय पुरातत्व सर्वेक्षण द्वारा किए गए सर्वेक्षण में 1321 ऐतिहासिक स्मारक स्थल और ईमारतें बताई गई थीं। इनमें से केवल 81 स्मारकों को भारतीय पुरातत्व सर्वेक्षण अधिनियम के अन्तर्गत संरक्षित स्मारकों के रूप में घोषित किया गया था। इनका अध्ययन किया जा चुका है और इन्हें प्लान में भी इंगित किया गया है ताकि ले-आउट प्लान बनाते समय उचित समामेलन हेतु इन्हें नियोजित किया जा सके।

मुख्य स्मारकों के मामले में भी उनके चारों ओर ईमारत बनाने पर कोई नियंत्रण नहीं है यह आवश्यक है कि स्मारकों के चारों ओर के कुछ क्षेत्र में ऊंचाई सामग्री के संबंध में ईमारतों पर नियंत्रण रखा जाना चाहिए और स्मारक के विस्तार का ध्यान भी रखा जाना चाहिए।

चार दीवारी के शहरी रंग का संरक्षण।

चार दीवारी के शहरों में आकृतियों और डिजाइन तत्वों की व्यापक श्रृंखला है जिनका संरक्षण किए जाने की आवश्यकता है। शाहजहांबाद में लाल किला जामा मस्जिद शहर की दीवार और प्रवेश द्वार, चांदनी चौक का परिदृश्य, मार्ग-दृश्य मोहल्ले और कटरे जैसी महत्वपूर्ण ऐतिहासिक ईमारतें हैं। ये सभी तत्व जीवन शैली के दृश्यांश हैं जो दिल्ली के किसी अन्य भाग में नहीं मिलते।

चूंकि चार दीवारी के शहर में बहुत बड़ी संख्या में ईमारतें टूटी-फूटी अवस्था में हैं अतः महत्वपूर्ण स्मारकों और वास्तु-शिल्पीय शैली रूप रेखा और मार्ग-दृश्य का संरक्षण करते हुए चार दीवारी के शहर की ईमारतों का पुनर्निर्माण/नवीकरण संवेदनशीलता पूर्वक किया जाना चाहिए। विभिन्न स्थानों पर शाहजहांबाद की शहरी दीवार नष्ट हो रही है और सभी दीवारों तथा द्वारों की मरम्मत और संरक्षण और दीवार तथा द्वारों की मरम्मत और संरक्षण का कार्य किया जाना चाहिए। आटोमोबाइलों के यातायात को पुनः स्थापित करके चांदनी चौक के बाजार को पुनः सजाया जा सकता है। चार दीवारी के शहर की सड़कों और गलियों का पैटर्न इसकी शहरी विशेषता का मेरुदण्ड है। यदि समग्र परिप्रेक्ष्य में संरक्षण सफल हो जाए तो वर्तमान रूप में शहर के ढांचे को बनाए रखना अनिवार्य होगा और परम्परागत रिहायशी विशेषता के संरक्षण में शहरी और मार्ग-दृश्य की विशेषताओं का ध्यान रखना होगा। चार दीवारी के शहर के भीतर भारतीय पुरातत्व सर्वेक्षण द्वारा बताए गए स्मारकों, स्थलों और प्राचीन धार्मिक ईमारतों का जोरों-धोती संरक्षण किया जाना चाहिए और उन्हें नष्ट होने देने की अनुमति नहीं दी जानी चाहिए।

ऊंची ईमारतों के लिए नीति

ऊंची ईमारतों के संबंध में वर्तमान नीति विभिन्न उपयोग जोनों में ईमारतों की ऊंचाई के प्रतिबंध पर आधारित है जो शहरी फार्म

पर विचार-विमर्श करने के लिए उत्तरदायी नहीं है। जिले केन्द्रों के अधिष्ठित दिल्ली शहरी क्षेत्र 81 अत्यधिक विकसित है और उसमें थोड़ा सा क्षेत्र बचा हुआ है। फिर भी वो महत्वपूर्ण क्षेत्रों अर्थात् चार दीवारी के शहरों और इसके एक्सटेंशन तथा राजपथ के दक्षिण, लुटियन की नई दिल्ली के क्षेत्र में ऊंची इमारतों पर प्रतिबंध लाने आवश्यक होंगे। शहरी डिजाइन योजना के बिना रिहायशी और सांस्थानिक क्षेत्रों में किसी नई ऊंची इमारत को अनुमति नहीं दी जानी चाहिए। शहरी एक्सटेंशन के मामले में ऊंची इमारतों और विशिष्ट शहरी डिजाइन परियोजनाओं के लिए क्षेत्रों का निर्धारण किया जाएगा। विकास संहिता विभिन्न उपयोग जानों में इमारतों की अधिकतम ऊंचाई को निर्दिष्ट करती है।

#### सामुदायिक जीवन

मूलतः शहर बस्तुओं, सेवाओं और विचारों के विनिमय का स्थान है। शहरों में अनामक होने की प्रवृत्ति भी मिलती है। रिहायशी क्षेत्रों की सुविचारित भौतिक डिजाइन सामुदायिक जीवन का सर्जन करने में सहायक हो सकती है। इसी तरह से व्यावसायिक क्षेत्रों, सांस्कृतिक केन्द्रों और उनको रिहायशी क्षेत्रों में समाकलित करने के लिए डिजाइनों में लोगों का मिलने के लिए अधिकाधिक अवसरों का सर्जन किया जा सकता है। मनोरंजनात्मक क्षेत्रों के लिए लोगों के एकत्रित होने और अलग-अलग के आनन्द प्राप्त करने के दोनों स्थानों की आवश्यकता है। देर रात्रि तक शहर में सक्रियता रखने के लिए कुछ व्यावसायिक और सांस्कृतिक क्षेत्रों को देर रात्रि तक खुला रखा जाना चाहिए।

#### सामाजिक और सांस्कृतिक संस्थान :

सामाजिक और सांस्कृतिक सांस्थानिक क्षेत्र शहर के स्पन्दित केन्द्र हैं। दिल्ली के मध्य भाग में मंडी हाउस के चारों ओर सुविकसित सामाजिक और सांस्कृतिक संस्थान हैं और कुछ सामाजिक सांस्कृतिक संस्थान केन्द्रीय परिवृक्ष के साथ-साथ बन गए हैं। राष्ट्रीय महत्व के संस्थानों के लिए योजना में जनपथ से प्रारम्भ होकर और राष्ट्रीय स्टेडियम तथा पुराने किले के अंत तक और अधिक क्षेत्र का निर्धारण किया गया था। इस क्षेत्र को इस बात पर बल देते हुए रोके रखा गया कि शताब्दी के बदलने तक यदि क्षेत्र के किसी भाग का उपयोग न भी किया जाए तो भी इस क्षेत्र को इस क्रियाकलाप के लिए आरक्षित रहने दिया जाना चाहिए। नगर काम्पलेक्स जिसका निर्धारण दिल्ली नगर निगम के कार्यालय के लिए माता सुन्दरी क्षेत्र के निकट किया गया था, उसमें भी सामाजिक और सांस्कृतिक संस्थानों के लिए भी स्थान होगा। दिल्ली शहरी क्षेत्र 81 में पूर्व निर्धारित क्षेत्रों के अतिरिक्त सामाजिक एवं सांस्कृतिक संस्थानों के लिए लगभग 64 हेक्टा. भूमि निर्दिष्ट की गई है।

बढ़ते हुए अंतर सहित फैलते हुए शहर के लिए शहरी एक्सटेंशन में लगभग 80 हेक्टा. वाले एक और महानगर केन्द्र की आवश्यकता होगी। इस केन्द्र में सामाजिक और सांस्कृतिक संस्थानों अर्थात् थियेटर्स, संग्रहालयों, पुस्तकालयों, प्रदर्शनियों आदि का एक और शहरी स्तर का काम्पलेक्स होगा।

शहरी एक्सटेंशन में प्रति एक मिलियन जनसंख्या के लिए जिसका स्तर के मुख्य एवं नाट्य स्कूलों, क्लबों, थियेटर्स तथा प्रदर्शनियों, दीर्घाशों और अन्य प्रकार के संस्थानों को जगह देने के लिए लगभग 15 हेक्टा. का सामाजिक-सांस्कृतिक केन्द्र होना चाहिए। रिहायशी क्षेत्रों में लघु समुदायों को सामाजिक और सांस्कृतिक आवश्यकताओं के लिए बहुदेशीय सामुदायिक हॉलों का निर्माण किया जाना चाहिए।

#### सुरक्षा एवं पुर्बिधा

जल प्रदूषण : दिल्ली में यमुना नदी के विस्तार में ऊंचे स्तर का जल-प्रदूषण है। अध्ययन के आधार पर केन्द्रीय जल प्रदूषण नियंत्रण एवं निवारण बोर्ड ने निम्नलिखित सिफारिश की है :—

(1) उपयुक्त सीवेज प्रणाली द्वारा पर्याप्त दूषित जल का शोधन करके नजफगढ़, बड़पुला, तुगलकाबाद यमुनापार दि. न. नि., सेन नसिंग होम, महारानी बाग और कालकाजी के नालों से दूषित जल के बहाव का दिवा-परिवर्तन करना ताकि केन्द्रीय जल प्रदूषण नियंत्रण एवं निवारण बोर्ड द्वारा निर्धारित किए गए मल निशान मानकों के अनुकूल नालों का मलनिसाव हो सके। "डीप शॉर्टपट ऐरेशन प्रोसेस" द्वारा नाले के मुहाने पर दूषित जल का शोधन करने के प्रयास किए जाने चाहिए।

जब तक उपर्युक्त प्रदूषण नियंत्रण-यंत्र-रचनाएं स्थापित नहीं हो जाती तब तक कम से कम 5 नालों अर्थात् नजफगढ़, बड़पुला, यमुना-पार दि. न. नि., सेन नसिंग होम और महारानी बाग का क्लोनि-करण प्रारम्भ किया जा सकता है।

(2) सीवेज प्रणाली का विस्तार और सीवेज की व्यवस्था रहित क्षेत्रों में वैकल्पिक रूप से कम लागत की सफाई-व्यवस्था।

(3) 1977 में केन्द्रीय जल प्रदूषण, नियंत्रण और निवारण बोर्ड द्वारा किए गए अध्ययन के अनुसार 82 जल प्रदूषण करने वाले उद्योग हैं जो प्रतिदिन 25 किलो लिटर या उससे अधिक मलनिस्सार उत्पन्न करते हैं। प्रदूषण-कारकों के सीवेज प्रणाली में जाने से पूर्व इनका शोधन करने के लिए इन उद्योगों को सामूहिक रूप से अथवा पृथक् रूप से जैसा भी व्यवहार्य हो का प्रबन्ध करना अनिवार्य किया जाना चाहिए।

वायु प्रदूषण :—हाल ही के अनुमान के अनुसार लगभग 55,000 औद्योगिक इकाईयां और विभिन्न प्रकार के 6.4 लाख वाहन और तीन थर्मल पावर स्टेशन ऐसे हैं जो संयुक्त रूप से दिल्ली के वातावरण को प्रदूषित करते हैं।

केन्द्रीय जल प्रदूषण, नियंत्रण एवं निवारण बोर्ड द्वारा किए गए अध्ययन के आधार पर निम्नलिखित छह क्षेत्रों को वायु (प्रदूषण-निवारण एवं नियंत्रण) अधिनियम, 1981 के अंतर्गत 'प्रदूषण नियंत्रण क्षेत्रों' के रूप में घोषित किया गया है।

1. नजफगढ़ रोड
2. लारेंस रोड
3. वजीरपुर
4. कंति नगर
5. डी०एल०एफ० औद्योगिक क्षेत्र ; और
6. मोती नगर।

केन्द्रीय जल प्रदूषण, नियंत्रण एवं निवारण बोर्ड के अध्ययन के आधार पर यह सिफारिश की जाती है कि समस्त पेट्रोल वाहनों के कार्बन मोनो-ऑक्साइड और हाईड्रो-कार्बन के स्तरों को क्रमशः 3 और 100 पी.पी.एम से कम लाने के लिए वसों और अन्य भारी वाहनों के धुंके घनत्व को कम करके मानवीय प्रदूषण-नियंत्रण करने को प्राथमिकता दी जानी चाहिए।

'सी' और बदरपुर थर्मल पावर स्टेशनों को स्थिर विद्युत अवशेषकों जैसे प्रदूषण नियंत्रण साधनों से उपयुक्त बनाया जाना चाहिए।

शोर प्रदूषण :—सामान्यतः यह कहा जा सकता है कि दिल्ली में वाता-यात और औद्योगिक क्रियाकलापों के बढ़ने के साथ-साथ शोर के स्तर में वृद्धि हो रही है। शोर का अन्य कारण लाइट-स्पीकरों का अंधाधुंध प्रयोग है। शोर की समस्याओं को रोकने के लिए सुझाए गए कुछ नियोजन नियंत्रण हैं :

(1) शोर उत्पन्न करने वाले उद्योगों और मोटर-कार्यशालाओं (अन-घिक्त) को रिहायशी क्षेत्रों से तुरन्त स्थानांतरित किया जाना चाहिये।

(2) मुख्य सड़कों के साथ वाले नये विकास-कार्यों के मामले में हरित बफर होनी चाहिए और इस क्षेत्रों का उपयोग व्यावसायिक क्रियाकलाप के विकास के लिए भी किया जा सकता है।

(3) अस्पताल :—मुख्य सड़कों से लगभग 30 मी. के गहन गतिरोध के बाद होने चाहिए। दुर्घटनाएं :—1981 में दिल्ली की सड़कों पर 4854 दुर्घटनाएं हुईं जिनमें से 1072 दुर्घटनाएं घातक थीं। 61% घातक



दुर्घटनाओं के पीड़ित पैदल यात्री और साईकिल यात्री थे। यातायात की दुर्घटनाओं को कम करने के लिए निम्नलिखित योजना और अन्य उपायों का सुझाव दिया गया है :

(1) शहर में ट्रक-संचालन को हतोत्साहित करना; (2) पृथक साईकिल मार्ग और पैदल यात्री-आवागमन; (3) सड़क-व्याप्तिति में सुधार और सड़कों पर विलेपक चौराहों पर पर्याप्त रोशनी; और (4) नि एवं प्रबंध द्वारा सड़क-अनुशासन।

सुगमता :

पैदल अथवा यातायात के उपलब्ध साधनों से यथोचित समय में पहुंच कर शहरी क्रियाकलापों में भाग लेना शहरी वातावरण की सुविधा है। निदिष्ट किए गए मानक हैं :

	अधिकतम दूरी (कि.मी.)	अनुमानित समय (मिनट)
शिशु गृह नर्सरी स्कूल (निकटतम)	0.30	5
प्राइमरी स्कूल (निकटतम)	0.80 (0.50)	10
हायर सैकेंडरी स्कूल (निकटतम)	1.50 (1.00)	20
टॉट लॉट	0.30 (0.20)	5
पार्क	0.80 (0.50)	10
प्रतिवेर्षा पार्क और खेल-कूद क्षेत्र	1.60 (1.00)	20
	0.80	10
बस स्टॉप	(0.50)	

नियोजन के उद्देश्य से डिजाइन हेतु सीधी दूरी वहीं होगी जैसी कि कोष्ठकों में दी गयी है।

ऊर्जा :

महानगरीय शहरों में परिवहन संबंधी विशेष आवश्यकताओं और तुलनात्मक रूप से परिष्कृत आर्थिक क्रियाकलापों और जीवन-स्तर से संबंधित अधिक घरेलू ऊर्जा का उपयोग भी होने के कारण छोटे और मध्यम आकार वाले व्यवस्थापनों और ग्रामीण क्षेत्रों की तुलना में ऊर्जा का अधिक उपयोग होता है। विकासशील देशों में ऊर्जा-खपत के साथ-साथ ऊर्जा के संरक्षण के स्तर को ऊपर उठाने के दोहरे उद्देश्य के लिए अनिवार्य रूप से ऊर्जा के कार्य-कुशलतापूर्वक उपयोग और नवीकरण स्रोतों के उपयोग की आवश्यकता होगी।

परिवहन

शहरों में ऊर्जा-खपत का एक मुख्य कारण परिवहन है। यह अत्यन्त आवश्यक है कि दिल्ली में प्रतिदिन दिल्ली परिवहन निगम की बसों को आवागमन की दूरी पृथ्वी से चंद्रमा तक की दूरी के डेढ़ गुणा के बराबर योजना में यानीय विधियों द्वारा कार्य एवं शिक्षा के फेरों को घटाने के लिए सफल भूमि उपयोग परिवहन सम्बन्ध बनाने हेतु इस मामले में लक्ष्य रखे गए हैं ताकि डिभिजनो के भीतर परिशोधन नीति का कार्यान्वयन किया जा सके। प्रस्तावित भूमि उपयोग परिवहन प्रणाली डिभिजनो के भीतर लगभग 70 प्रतिशत फेरों का परिशोधन किया जाएगा।

भूमि उपयोग मात्रा : अध्ययन से मातृम हुआ है कि दिल्ली में दिल्ली 1962 में प्रस्तावित घनत्व के लगभग घुग्ने शहरी क्षेत्रों का विकास करना संभव है। 1962 में प्रस्तावित भूमि उपयोग मात्रा के मानकों पर 122 लाख प्रक्षेपित जनसंख्या को लगभग 1.2 लाख हेक्टर में बसाया जाएगा। जो कि संघ राज्य क्षेत्र, दिल्ली के क्षेत्र का 90 प्रतिशत है। अध्ययन के

आधार पर 122 लाख प्रक्षेपित जनसंख्या को लगभग 0.7 लाख हेक्टे. में बसाया जाना प्रस्तावित है। इस तरीके से परिवहन में ऊर्जा के उपयोग में लगभग 20 प्रतिशत की कमी होगी। जनपरिवहन में व्यक्तिगत द्रुत परिवहन साधनों में उपयोग की गई प्रति किलोमीटर प्रति व्यक्ति ऊर्जा का लगभग 10 प्रतिशत उपयोग होता है। योजना में दिए गए प्रावधानों के कार्यान्वयन के बाद 2001 तक ऊर्जा की अनुवर्ती वृद्धि करने के लिए वैयक्तिक द्रुत साधनों के फेरों के 4.7 प्रतिशत को जन-परिवहन में बदला जाएगा। साईकिल का तरीका अत्यधिक ऊर्जा संरक्षक है अतः पृथक साईकिल मार्गों से शहर में साईकिलों के आवागमन में सुविधा होगी।

भवन-नियंत्रण : सूर्य के संपर्क में भवनों को उचित रूप से अनुकूल बनाकर ऊर्जा का संरक्षण करना संभव है जिसे भवनों की डिजाइनों और ले-आउटों के लिए मार्गनिर्देशक के रूप में स्वीकार किया जा सकेगा। इसके साथ ही अधिकांश शहरी क्रियाकलापों को कम ऊंचाई (4 मंजिलों तक) में स्थित किया जाना चाहिए।

नवोत्पाद एवं अनुसंधान : अध्ययन और अनुसंधान के आधार पर योजना आयोग ने ग्रामीण क्षेत्र के लिए पवन-चक्की बायो-गैस संयंत्रों के प्रयोगों की और ग्रामीण तथा शहरी दोनों क्षेत्रों के लिए सौर जल ताप प्रणाली और मिट्टी के तेल वाले उक्त और गैस सक्षम चूल्हों के प्रयोग की सिफारिश की है। हाल के वर्षों में कई संगठन ऊर्जा का संरक्षण करने के लिए नवोत्पाद का कार्य कर रहे हैं। जिससे शहरी क्षेत्र में एक से अधिक सेक्टर के प्रभावित होने की संभावना है। योजना कार्यान्वयन अवधि के दौरान इसको मॉनीटर करना अत्यन्त अनिवार्य होगा।

विशेष क्षेत्र

विकास के उद्देश्य से चार दीवारी के शहर और इसके एक्सटेंशन तथा करोल बाग और 2600 हेक्टर के बीच वाले क्षेत्र को विशेष क्षेत्र के रूप में निदिष्ट किया गया है। इस क्षेत्र को सामान्य विनियमों के आधारों पर विकसित नहीं किया जा सकता है इस क्षेत्र के लिए विशेष विनियम बनाए गए हैं और उन्हें विकास संहिता में सम्मिलित किया गया है। चार दीवारी के शहर के मामले में इसका उद्देश्य इस क्षेत्र में और अधिक व्यवसायीकरण और औद्योगीकरण को नियंत्रित करने के लिए क्षेत्र को हानिकारक और खतरनाक उद्योगों व व्यापारों को हटाना और इसके अतीत के गौरव को पुनर्जीवित करना है।

चार दीवारी के शहर के अतिरिक्त करोल बाग ने भी पिछले कुछ वर्षों में निजी विशिष्टता अर्जित की है। वस्तुतः व्यावसायिक क्रियाकलापों की चंदनी चौक के दोनों ओर लाजपत राय मार्किट से प्रारंभ होते हैं वे करोल बाग में रीढ़ के रूप में चरमोत्कर्ष पर हैं। शहरी स्तर के फुटकर व्यावसायिक केन्द्र के रूप में करोल बाग का महत्व पर्याप्त रूप में स्पष्ट अनुभव होता है। व्यापक रूप से फैले हुए इस व्यावसायिक क्रियाकलाप का केन्द्र अजमल खां रोड मार्ग बाजार है। उचित विकास नियंत्रणों के अभाव में विकास अव्यवस्थित हो गया है हालांकि खरीददारी की सुविधाओं की लोकप्रियता हमेशा बढ़ती रही है जिसे ये प्रदान करते हैं। इस विषयन क्षेत्र को मुख्य समस्या: इसकी माँग की तुलना में अपर्याप्त पार्किंग सुविधाएँ हैं।

यह सुझाव दिया जाता है कि अजमल खां रोड के जंक्शन से टैंक रोड तक इसके संघि-स्थल तक देश बंधु गुप्ता रोड के दोनों ओरों खरीददारी के पैदल-चौक में परिवर्तित कर दिया जाए। रामजस रोड, देशबंधु गुप्ता रोड, गुरुद्वारा रोड तथा टैंक रोड के इर्द-गिर्द व सरस्वती मार्ग और आर्य समाज रोड पर यानीय यातायात पर प्रतिबंध रहेगा। आर्य समाज रोड सहित अजमल खां रोड के सोड़ पर निरंतरता के लिए दोनों ओर विभाग सहित सड़क के नीचे अथवा ऊपर से पैदल-आवागमन श्रेणी में विभक्त होगा। पैदल चौक के नीचे अजमल खां रोड पर पार्किंग होगी।

विशिष्ट उपयोग जोनों के रूप में अंकित क्षेत्र को विकास संहिता में दिए गए विनियमों के अनुसार विकसित किया जा सकेगा। प्लान में इंगित किए गए विशेष क्षेत्र के आंशिक भाग के मामले में उपकरण के रूप में

संरक्षी फाट-छांट सहित शहरी नवीकरण की योजनाएँ शीघ्र ही आरम्भ की जानी चाहिए।

#### ग्रामीण क्षेत्र

दिल्ली के ग्रामीण क्षेत्र का मुख्य महानगर के इर्द-गिर्द बसे होने के कारण विशेष महत्व है। संघ राज्य-क्षेत्र के ग्रामीण क्षेत्रों के परिवारों का समीप-वर्ती राज्यों के ग्रामीण क्षेत्रों के परिवारों की तुलना में शिक्षा और आय का स्तर अधिक ऊँचा है। यह क्षेत्र प्रवासियों को भी आकर्षित कर रहा है। ग्रामीण दिल्ली के 20% परिवार मुख्यतः हरियाणा और उ. प्र. के प्रवासी परिवार हैं। इस क्षेत्र में यथोचित रूप से उच्च स्तर की आधुनिक संरचना और शहर के साथ अच्छे सड़क-संयोजनों की व्यवस्था किए जाने की आवश्यकता है।

विकास केन्द्र: जनसंख्या संयोजनों और विकास-दर के आधार पर मुख्य स्वास्थ्य सुविधाओं और मार्किटों की स्थापना के लिए पांच गांव निर्दिष्ट किए गए हैं। लघु स्तर की स्वास्थ्य सुविधाओं, स्कूलों और ग्रामीण उद्योग की स्थापना की कमियों को पूरा करने के लिए यह अन्य ग्रामीण व्यवस्थापन निर्दिष्ट किए गए हैं, जिनके ब्योरे निम्नवत् हैं:

बछावरपुर: अस्पताल, स्वास्थ्य केन्द्र, औषधालय, पशु-चिकित्सालय, ग्रामीण औद्योगिक क्षेत्र और व्यावसायिक केन्द्र।

बवाना: स्वास्थ्य केन्द्र, ग्रामीण औद्योगिक क्षेत्र और व्यावसायिक केन्द्र।  
झड़वा कला: अस्पताल औषधालय, पशु-चिकित्सालय, ग्रामीण औद्योगिक क्षेत्र और व्यावसायिक केन्द्र।

डांसा: औषधालय, ग्रामीण औद्योगिक क्षेत्र और व्यावसायिक केन्द्र।

छावला: अस्पताल, पशु-चिकित्सालय, ग्रामीण औद्योगिक क्षेत्र और व्यावसायिक केन्द्र।

जगतपुर: औषधालय और ग्रामीण औद्योगिक क्षेत्र।

घोघा: औषधालय और ग्रामीण औद्योगिक क्षेत्र।

कुतुबगढ़: औषधालय और ग्रामीण औद्योगिक क्षेत्र।

जोन्ती: औषधालय और ग्रामीण औद्योगिक क्षेत्र।

मितराऊ: औषधालय और ग्रामीण औद्योगिक क्षेत्र।

घुम्न हेड़ा: औषधालय और ग्रामीण क्षेत्र।

सिनेसा, बाजार, बैंक, डाकघर, सहकारी भंडार आदि को स्थान देने के लिए प्रत्येक व्यावसायिक केन्द्र लगभग 3 हेक्टर का होगा। जिन उद्योगों को ग्रामीण औद्योगिक क्षेत्रों में अनुमति दी जानी है वे अनुबंध तीन ज में दिए गए हैं।

इन महत्वपूर्ण व्यवस्थापनों को जोड़ने वाली निम्नलिखित सड़कों के विस्तार को बढ़ाने की आवश्यकता होगी:

- |  |            |
|--|------------|
| (क) जी. टी. रोड से बछावरपुर<br>जी. टी. रोड से बवाना तक<br>नजफगढ़ से डांसा तक                             | 29 कि. मी. |
| (ख) घोंगा से बवाना तक<br>बवाना से कुतुबगढ़ तक<br>नजफगढ़ से झड़वा कला तक                                  | 15 कि. मी. |
| (ग) झड़वा कला से रोहतक रोड तक<br>नजफगढ़ से डांसा तक  | 15 कि. मी. |
| (घ) नजफगढ़ से घुम्नहेड़ा तक<br>नजफगढ़ से डांसा तक<br>कंसावला से कुतुबगढ़ तक<br>रोड नं. 50 से बछावरपुर तक | 20 कि. मी. |

प्रत्येक पृथक व्यवस्थापन जल-पूर्ति और अन्य सुविधाओं आदि में सुधार की आवश्यकता होगी। सार्वजनिक अवासीय समितियों के माध्यम से मूँहिनीयों के लिए आवास हेतु कार्य हाथ में लेने की आवश्यकता है। डेयरी विकास के लिए (1) नजफगढ़, और (2) जी. टी. करताल रोड के निकट दो स्थल निर्दिष्ट किए गए हैं। शहरी क्षेत्र के दुधारू पशु इन डेयरी कालोनियों में बदले जाने चाहिए।

ग्रामीण उपयोग ज़ोन में न्यूनतम 1 हेक्टर में फार्म हाऊस स्थापित किए जा सकेंगे। ये फूलों, फलों, सब्जियों, मुर्गी-पालन आदि के लिए विकसित किए जा सकेंगे।

#### आधुनिकीकरण और शहर का रूप:

इस युग से शहर में (1) सभ्य परिवहन और संचार प्रणाली (2) सम्मेलन और प्रदर्शनी केन्द्र (3) आगंतुकों के आरामदायक रूप से रहने के लिए दुकानों से अछादित मार्ग और मनोरंजन पार्क तथा स्थान होने चाहिए। इन सब की व्यवस्था में शहर का रूप उसकी युग-प्राचीन परंपराएँ एवं संस्कृति और आगंतुकों व इसके निवासियों का इसके प्रति स्नेह प्रतिबिम्बित होना चाहिए।

शहर के लिए आधुनिक परिवहन प्रणाली आरामदायक और उच्चस्तर की सेवा सहित स्पष्ट रूप से संतोषजनक होनी चाहिए। शहरी परिवहन प्रणाली में बहुत से नवोत्पादों ने स्थान ग्रहण कर लिया है। इस मामले में प्रौद्योगिकी का अंतरण बहुत अधिक उपयोगी होगा। अन्यत्र उपलब्ध स्तर पर टेलीफोन सेवा की व्यवस्था करना संभव नहीं है पर थोड़े समय में शहर समकालीन मानकों का संचार प्रणाली की व्यवस्था करने में समर्थ हो जाएगा। सेवा की कोटि में सुधार लाने के लिए टेलीफोन लाईनों की भूमिगत केबिल बिछाना अत्यन्त महत्वपूर्ण है।

इस समय दिल्ली में एक सम्मेलन केन्द्र अर्थात् विज्ञान भवन है जो अन्तर्राष्ट्रीय सम्मेलनों के लिए ख्याति का केन्द्र हो गया है और उसे दुपुनः करना आवश्यक नहीं है। राष्ट्रीय स्तर पर एक और सम्मेलन केन्द्र एशियाई खेल गांव के निकट विकसित किया जाना चाहिए। प्रस्तावित सम्मेलन केन्द्र के साथ दक्षिणी दिल्ली में समकालीन विपणन कंप्लेक्स के लिए एक स्थल निर्दिष्ट किया गया है। अन्तर्राष्ट्रीय प्रदर्शनियों के लिए प्रदर्शनी स्थल अर्थात् प्रागि मैदान भली-भाँति स्थित है।

दिल्ली तेजी से विकासशील विश्व की केन्द्र बनती जा रही है। शहर में विकासशील देशों की योजना और विकास संबंधी समस्याओं पर मुख्य रूप से विचार करने के लिए एक नया विकास-नियोजन उच्चतर विद्या संस्थान प्रारम्भ किया जा सकता है। विकास संबंधी समस्याओं में अनुसंधान एवं प्रशिक्षण के साथ-साथ इस प्रकार के संस्थान में नये क्षेत्रों अर्थात् ऊर्जा, परिसिद्धि की पर्यावरण आनुवांशिकी कंप्यूटर विज्ञान और अन्य के विशिष्टीकृत विभाग होने चाहिए।

इस बात पर बल देने की आवश्यकता है कि शहर का आधुनिकीकरण आंशिक रूप में न हो बल्कि समग्र रूप में हो कुछ क्षेत्रों में सीमित कार्य-वाहियों के रूप में न हो अपितु निर्णय करने की अभिसृचि के रूप में हो। शहरी क्रियाकलापों अर्थात् आवास व्यावसायिक एवं औद्योगिक क्षेत्रों और सार्वजनिक सुविधाओं के समस्त क्षेत्रों के विकास में दीर्घ अवधि की क्षमता, भविष्यवादी दृष्टिकोण और जीवन की उच्च कोटि को बनाए रखने के लिए स्वस्थ पर्यावरण पर बल दिया जाना चाहिए।

दिल्ली का भिन्न रूप है। यह भारत की राजधानी है। इसमें शाताब्दियों का इतिहास जड़ित है। इसके भागों में नई दिल्ली के वृहद दृश्य और शाह-जहाँवाद की रूपान्तरित करने वाली पलियाँ हैं। आधुनिकीकरण की प्रक्रिया में रहन-सहन के वातावरण की व्यवस्था करते हुए और राज्य एवं आर्थिक क्षमता के कार्यों को करते हुए अपने आकार के माध्यम से और आंशिक तथा समग्र रूप से अपने कार्यकलापों के माध्यम से शहर को अपना रूप अवश्य प्रतिबिम्बित करना चाहिए।

**भूमि उपयोग प्लान.**

विभिन्न खंडों के लिए प्रतिपादित नीतियों संघ राज्य क्षेत्र दिल्ली के भूमि उपयोग पैटर्न में स्पष्ट की गई हैं। विकास पर नियंत्रण रखने के लिए क्षेत्रों को विकास संहिता निर्दिष्ट 37 उपयोग जोनों के रूप में नामित किया गया है। इन 37 उपयोग जोनों का मोटे तौर पर आवासीय व्यावसायिक, विनिर्माण, मनोरंजनात्मक, परिवहन, उपयोगिता, सरकारी, सार्वजनिक एवं अर्द्ध-सार्वजनिक और कृषि एवं जल विकास नामक भूमि उपयोग के नौ वर्गों में वर्गीकरण किया गया है। इन उपयोग जोनों का विकास संहिता में निर्दिष्ट विनियमों के अनुसार किया जाएगा।

**विशेष क्षेत्र प्लान :**

पुराने निर्मित क्षेत्रों और विशेष प्रकार की समस्याओं वाले कुछ अन्य क्षेत्रों का दिल्ली विकास संहिता में दिए गए सामान्य उपयोग जोन विनियमों के अनुसार विकास करना संभव नहीं है। निकटवर्ती विशेष उपयोग क्षेत्रों सहित ऐसे क्षेत्रों को 'विशेष क्षेत्र' का नाम दिया गया है। इस क्षेत्र के विकास के लिए एक अलग प्लान तैयार किया गया है इस क्षेत्र के अन्दर विकास संहिता में इस क्षेत्र के लिए दिए गए विशेष विनियमों के अनुसार किया जाएगा।

**जोनल (डिवीजन) प्लान**

संघ राज्य-क्षेत्र दिल्ली को 15 जोनों (डिवीजनों) में विभाजित किया गया है। प्रत्येक जोन (डिवीजन) का अनुमानित क्षेत्रफल नीचे दिया गया है :—

जोन का नाम	अनुमानित क्षेत्रफल हेक्टेयरों में
(क) पुराना शहर	1159
(ख) शहरी एक्सटेंशन (करोल बाग)	2304
(ग) सिविल लाइंस	3959
(घ) नई दिल्ली	6855
(च) यमुना पार	8797
(छ) दक्षिणी दिल्ली-1	11958
(ज) पश्चिमी दिल्ली-1	11865
(झ) उत्तरी-पश्चिमी दिल्ली-1	5677
(ट) दक्षिणी दिल्ली-2	15178
(ठ) पश्चिमी दिल्ली-2	12056
(ड) पश्चिमी दिल्ली-3	22979
(ड) उत्तरी-पश्चिमी दिल्ली-2	8213
(त) उत्तरी पश्चिमी दिल्ली-3	15851
(थ) यमुना नदी	6081
(द) उत्तरी दिल्ली	15707

जोनल (डिवीजन) योजनाओं में आवश्यकतानुसार योजना की नीतियों का व्यापक दिया जा सकता है और वे ले-आउट प्लान और मुख्य योजना के बीच कड़ी का कार्य कर सकती हैं। इन योजनाओं को दिल्ली की मुख्य योजना (संशोधन हेतु यथा-प्रस्तावित) के अधिसूचित होने के तुरन्त बाद प्रकाशित किया जाएगा और उसकी प्राप्ति वही होगी जो दिल्ली की मुख्य योजना की होगी। विकास योजनाएं/ले-आउट प्लान जिनमें उपयोग परिसर निर्दिष्ट किए जाएंगे जोनल (डिवीजनल) योजनाओं के अनुरूप होंगे।

(2) अध्याय 2 के प्रारंभिक "जोनिंग एवं सब-डिवीजन विनियम" के स्थान पर निम्नलिखित पाठ सहित "विकास संहिता" प्रतिस्थापित किया जाए।

**प्रस्तावना**

इस संहिता का उद्देश्य योजना में निहित विकास नीतियों और भूमि उपयोग प्रस्तावों के अनुसार भूमि के सर्वाधिक उपयुक्त विकास की व्यवस्था कर के दिल्ली के लोगों के जीवन को और बेहतर बनाना है।

यह एक सुव्यवस्थित संहिता है जिसके द्वारा दो स्तरों पर उपयोग कार्य-कलाप (उपयोग) का निर्णय किया जाएगा (1) उपयोग जोन को उपयोग परिसर (ले-आउट) में बदलना और (2) उपयोग परिसर में उपयोग कार्य-कलाप के लिए अनुमति देना। संहिता में उपयोग जोन और उपयोग परिसर के बीच विभेदीकरण किया गया है।

**संहिता का प्रवर्तन**

भूमि उपयोग प्लान की व्यवस्था के अनुसार संघ राज्य-क्षेत्र दिल्ली का विकास करने के लिए निम्नलिखित का अनुपालन किया जाना चाहिए :

**खण्ड 1.0 ताम विस्तार, आरम्भ और उद्देश्य**

- 1(1) इस संहिता को विकास संहिता कहा जाए।
- 1(2) इसके अन्तर्गत समस्त संघ राज्य क्षेत्र दिल्ली आएगा।

**खण्ड 2.0 परिभाषाएं**

जब तक कि संदर्भ में अन्यथा अपेक्षा न हो, इस संहिता में—

- 2(1) उपयोग जोन से अभिप्रेत है—

खण्ड 5.0 में की गई व्यवस्था के अनुसार शहरी कार्यों के किसी एक विशेष प्रभावी उपयोग के लिए क्षेत्र

- 2(2) उपयोग परिसर से अभिप्रेत है—

किसी एक उपयोग जोन के बहुत से सब-डिवीजनों में से एक, जिसे किसी विशेष मुख्य उपयोग या कार्य-कलाप के लिए ले-आउट प्लान को तैयार करते समय नामित किया जाएगा और उसमें अनुसूची 1 में दिए गए उपयोग परिसर शामिल हैं।

- 2(3) ले-आउट प्लान से अभिप्रेत है—

सभी उपयोग परिसरों की आकृति और साइजों को निर्दिष्ट करने वाला सब-डिवीजन प्लान।

**स्पष्टीकरण:—**

प्रत्येक उपयोग जोन का किसी विशेष उपयोग जोन के अन्तर्गत आने वाले क्षेत्र की व्यापकता के अनुसार एक या एक से अधिक ले-आउट प्लान हो सकते हैं और उसके विपरीत हो भी सकता है।

2(4) जोनल विकास प्लान से अभिप्रेत है—संघ राज्य क्षेत्र दिल्ली के जोनों (डिवीजनों) में से किसी एक के लिए प्लान, जिसमें सामाजिक आधारिक संरचना, पार्कों, खुले स्थानों और परिचालन पद्धति की व्यवस्था से सम्बन्धित विस्तृत सूचना होगी।

2(5) भूमि उपयोग प्लान से अभिप्रेत है—वह प्लान जिसमें सभी उपयोग जोन निर्दिष्ट किए गए हों, जैसा कि खण्ड 2(1) में परिभाषित किया गया है।

- 2(6) विशेष क्षेत्र से अभिप्रेत है—

वह क्षेत्र जो प्लान में इस प्रकार नामित किया जायेगा।

2(7) व्यावसायिक केन्द्र में सी. बी. डी. जिला केन्द्र, समुदाय केन्द्र, स्थानीय खरीददारी और सुविधा खरीददारी शामिल हैं।

**खण्ड 3.0 उपयोग जोन और उपयोग परिसर का संस्थापना**

3(1) संघ राज्य-क्षेत्र दिल्ली को 37 उपयोग जोनों में विभाजित किया गया है, जैसा कि खण्ड 4.0 में उल्लिखित है।

3(2) प्रत्येक उपयोग जोन अनुसूची-1 में निर्दिष्ट 136 उपयोग परिसरों में से उपयोग परिसरों की आवश्यक संख्या में शर्तों सहित या शर्तों के बिना उप विभाजित किया जाएगा।

3(3) प्रत्येक उपयोग परिसर को निर्धारित 136 उपयोगों/उपयोग कार्य-कलापों में से विशेष उपयोगों/उपयोग कार्य-कलापों के लिए शर्तों सहित या शर्तों के बिना अनुमति दी जाएगी।

3(4) विधि के अनुसार प्राधिकरण या किसी अन्य स्थानीय प्राधिकरण द्वारा पहले से अनुमोदित ले-आउट प्लान इस संहिता के अन्तर्गत अनुमोदित माने जाएंगे।

3(5) जिस क्षेत्र का कोई अनुमोदित ले-आउट प्लान नहीं है, उस पर जोनल विकास प्लान की व्यवस्था द्वारा नियंत्रण होगा।

3(6) सर्विस प्लानों और व्यक्तिगत आवासीय एवं औद्योगिक प्लानों के प्लानों, जो सम्बन्धित स्थानीय प्राधिकरण द्वारा स्वीकृत किए जाएंगे, को छोड़कर सभी ले-आउट प्लान और विलिडिंग प्लान प्राधिकरण द्वारा अनुमोदित किए जाएंगे।

खण्ड 4.0 नामित उपयोग जोन

आवासीय, व्यावसायिक, विनिर्माण, मनोरंजनात्मक, परिवहन, उपयोगिता, सरकारी, सार्वजनिक एवं अर्द्ध-सार्वजनिक और कृषि एवं जल-निकाय नाम के 9 वर्गों में वर्गीकृत 37 उपयोग जोन होंगे। 37 उपयोग जोन निम्नलिखित हैं :—

(क) आवासीय

4.01 आर. डी. घनत्व सहित आवासीय क्षेत्र (ग्रामीण जोन के अन्तर्गत आने वाले गांवों सहित)

4.02 आर एफ विदेशी मिशन

(ख) व्यावसायिक

4.03 सी-1 खुदरा खरिददारों, सामान्य व्यापार एवं वाणिज्य

4.04 सी-2 थोक मालगोदाम, शीतागार और तेल डिपो

4.05 सी-3 होटल

(ग) विनिर्माण

4.06 एम 1 हल्के एवं सेवा उद्योग

(फ्लैटेड समूह उद्योग सहित)

4.07 एम 2 विस्तृत उद्योग

(घ) मनोरंजनात्मक

4.08 पी 1-क्षेत्रीय पार्क

4.09 पी 2-जिला पार्क

4.10 पी 3-खेल मैदान स्टेडियम और खेल कूद कॉम्प्लेक्स

4.11 पी 4-ऐतिहासिक स्मारक

(च) परिवहन

4.12 टी-1 विमान पत्तन

4.13 टी-2 रेल टर्मिनल

4.14 टी-3 रेल परिचालन

4.15 टी-4 बस टर्मिनल एवं डिपो

4.16 टी-5 ट्रक टर्मिनल

4.17 टी-6 सड़क परिचालन

(छ) उपयोगिता

4.18 यू (जल) शोधन संयंत्र आदि

4.19 यू 2 सीवररेज

(शोधन संयंत्र आदि)

4.20 यू-3 विद्युत (पावर हाउस, सब-स्टेशन आदि)

4.21 यू-4 कूड़ा-करकट (सैनिट्री, लैण्ड फिल आदि)

4.22 यू-5 नाला

(ज) सरकारी

4.23 जी-1 राष्ट्रपति सम्पदा और संसद भवन

4.24 जी-2 सरकारी कार्यालय

4.25 जी-3 सरकारी भूमि (उपयोग अनिर्धारित)

(झ) सार्वजनिक एवं अर्द्ध-सार्वजनिक

4.26 पी एस 1 अस्पताल

4.27 पी एस 2 शिक्षा एवं अनुसंधान (विश्वविद्यालय तथा विशेष-कृत शैक्षिक संस्थाओं सहित)

4.28 पी एस-3 सामाजिक एवं सांस्कृतिक

4.29 पी एस-4 पुलिस मुख्यालय तथा पुलिस लाइन

4.30 पी एस-5 अग्नि शमन केन्द्र और मुख्यालय

4.31 पी एस-6 संचार

4.32 पी एस-7 शवदाह तथा दफन

4.33 पी एस-8 धार्मिक

(1) कृषि एवं जल निकाय

4.34 ए-1 प्लांट नर्सरी

4.35 ए-2 हरित पट्टा

4.36 ए-3 ग्रामीण जोन (आवासीय क्षेत्रों के रूप में गांव)

4.37 ए-4 नदी एवं जल-निकाय

खण्ड 5.0 नामित उपयोग परिसर

136 उपयोग परिसर होंगे, जिन्हें अनुसूची 1 में नामित किया गया है।

उपयोग परिसरों के नाम के हैं। 136 उपयोग/उपयोग कार्यकलाप होंगे।

खण्ड 6.0 उपयोग जोनों की अवस्थिति तथा सीमाएं

6(1) 37 उपयोग जोनों में से कोई भी एक ~~जो~~ एक या एक से अधिक स्थानों पर अवस्थित हो सकता है, जिसकी भूमि उपयोग प्लान में दिखाया गया है।

6(2) उपयोग जोनों की विभिन्न पाकेटों की सीमाएं सड़कें, रेलवे ट्रैक, नाले आदि जैसी विशेषताओं द्वारा भूमि उपयोग प्लान में परिभाषित की गई हैं। भिन्न-भिन्न उपयोग जोनों की प्रत्येक पाकेट का क्षेत्रफल भूमि उपयोग प्लान में निर्दिष्ट किया गया है।

खण्ड 7.0 उपयोग परिसर की अवस्थिति और सीमाएं

7(1) प्रत्येक उपयोग परिसर की अवस्थिति और सीमाएं वे ही माने जाएंगी जो सड़कें, नाले जैसी महत्वपूर्ण विशेषताओं या अन्य भौतिक विशेषताओं के अनुसार ले आउट में निर्दिष्ट होंगी।

7(2) किसी भी कारण से उपयोग परिसरों की अवस्थिति, सीमाओं और मुख्य उपयोग के किसी परिवर्तन को अनुमोदित के बाद ले-आउट प्लान में सम्मिलित किया जाएगा।

खण्ड : 8 विनियम

8(1) उपयोग जोनों का उपयोग परिसरों में उप विभाजन : इन विनियमों का उद्देश्य आवासीय और औद्योगिक उपयोग जोनों के लिए ले-आउट प्लान तैयार करने के लिए मार्गदर्शन करना है। इन विनियमों में सुविधाओं की व्यवस्था के मानदण्ड, परिचालन पद्धति और भू-दृश्य मानक शामिल हैं। जल-आपूर्ति, सीवररेज, जल-निकास आदि जैसी

भौतिक आधारीक संरचना की व्यवस्था के इन ले-आउट प्लानों के अनुसार सेवा सविस् प्लानों पर नगरपालिका उप-विधि लागू होगी। आवासीय और औद्योगिक को छोड़कर शेष उपयोग जोन के एककृत प्लान होने, जिन पर सम्बन्धित बिल्डिंग नियंत्रण विनियमों द्वारा नियंत्रण किया जाएगा।

स्पष्टीकरण : एककृत प्लान रुढ़िक प्लान से भिन्न है, क्योंकि एककृत प्लान में विनियम सारे प्लानों के लिए हैं और उप-विभाजन विकास उद्देश्य के लिए किए गए हैं।

(क) आर. डी.—आवासीय उपयोग जोन :

आवासीय उपयोग जोन का उपयोग परिसर में उप विभाजन और बाद में ले-आउट प्लानों का अनुमोदन निम्नलिखित मानकों से नियंत्रित होंगे:—

1. आवासीय क्षेत्र में भू-खण्डाय और समूह आवास दोनों प्रकार का विकास हो सकता है। भू-खण्डाय विकास के मामले में दो वर्गों के आवासीय प्लॉट काटे जा सकते हैं:— (1) एक परिवार इकाई (प्लॉट साइज—32 से 80 व.मी. तक की रेंज) और (2) तीन परिवार इकाई (प्लॉट साइज—150 से 350 व.मी. तक की रेंज) समूह आवास के मामले में, प्लॉट का न्यूनतम साइज 2,000 व.मी. होगा।

2. 15,000 जनसंख्या के आवासीय प्रतिवेश के लिए अपेक्षित आधारीक संरचना की व्यवस्था निम्नलिखित मानदण्डों के अनुसार होगी। किसी भी आवासीय सब डिविजन प्लान में आधारीक संरचना के लिए न्यूनतम आरक्षित क्षेत्र प्रति व्यक्ति 11.00 व.मी. की दर से होगा।

क्रम उपयोग परिसर सं०	इकाइयों की संख्या	इकाई क्षेत्रफल (हेक्ट० में)	कुल भूमि क्षेत्रफल (हेक्ट० में)
1	2	3	4

(क) शिक्षा :

1. नर्सरी स्कूल	6	0.08	0.40
2. प्राइमरी स्कूल	3	0.40	1.20
3. सेनियर सेकेण्डरी स्कूल	2	1.60	3.20

(ख) स्वास्थ्य :

4. नर्सिंग होम/डिस्पेन्सरी	2	0.10	0.20
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(ग) खरददारी :

5. सेवा केन्द्र सहित स्थानीय खरददारी	1	0.46	0.46
(सेवा केन्द्र के लिए)		0.10	
6. सुविधा खरददारी	3	0.11	0.33

(घ) अन्य समुदाय सुविधा :

7. मिल्क बूथ	3	0.015	0.045
8. ग्रामिक	3	0.04	0.12
9. समुदाय कक्ष	3	0.066	0.198
10. समुदाय भवन एवं पुस्तकालय	1	0.20	0.20

(च) मनोरंजन

11. टाट-लाट	--	--	3.00
12. पार्क	--	--	4.50

1	2	3	4	5
13. खेल क्षेत्र	--	--	--	2.25
(छ) उपयोगिता :				
14. ओवर हैड टैंक (जहाँ आवश्यक हो)	--	--	--	0.25
15. विद्युत सब-स्टेशन 1 के वी. (जहाँ आवश्यक हो)	2	0.046	0.092	
16. लिफ्टिया स्कूटर एवं टैक्सी स्टैंड	1	--	--	0.05

पार्क और खेल क्षेत्र निम्नलिखित प्रकार से वितरित किया जाएगा:—

- (1) टाट-लाट-प्रति व्यक्ति 2.0 व.मी. की दर से।
- (2) पार्क प्रति व्यक्ति 3 व.मी. की दर से, 1.50 हेक्टेयर के न्यूनतम साइज का एक पार्क।
- (3) प्रति व्यक्ति 1.50 व.मी. की दर से, 1.50 हेक्टे. के साइज का, एक स्थान पर—खेल क्षेत्र।

3. परिचालन पद्धति के सम्बन्ध में आवासीय प्रतिवेश का नियोजन निम्नलिखित मानकों द्वारा नियंत्रित किया जाएगा:—

- (1) आवासीय प्लॉटों के आगे सामान्यतः खुला स्थान होगा, जिसमें पैदल आवागमन के लिए न्यूनतम 12 मीटर (मी.) चौड़ा स्थान भी शामिल है। प्लॉटों के आगे आवश्यकतानुसार गाड़ियों के आवागमन के लिए 12 मी. के माताधिकार (आर डब्ल्यू) की सड़क भी हो सकती है। समूह के अन्दर परिचालन जाल की व्यवस्था इस प्रकार की जाएगी कि कोई भी प्लॉट गाड़ियों के आवागमन के निकटतम स्थान से 65 मी. से अधिक दूरी पर नहीं होगा।
- (2) खुले स्थान वाले आवासीय प्लॉटों के आगे 1.5 मी. चौड़ा पैदल रास्ता होगा। उचित अनुपात रखने और घेराव का अनुभव कराने के लिए खाली स्थानों के प्रवेश एवं निर्गम द्वार कम कर के 6 मी. रखे जाएं।
- (3) अन्य सभी गाड़ियों को गाड़ियों के आवागमन की सड़क के साथ देने विशेष पार्किंग स्थलों पर खड़ा करने की आवश्यकता लगाई जाएगी।

4. भू-दृश्य के सम्बन्ध में आवासीय प्रतिवेश का नियोजन निम्नलिखित मानकों द्वारा नियंत्रित किया जायेगा:—

- (1) आवासीय प्लॉटों के आगे के खाली स्थान को प्रति 100 व.मी. एक पेड़ की दर से पेड़ लगाकर उचित रूप से भू-दृष्टिकृत किया जायेगा।
- (2) आवासीय प्रतिवेश में गाड़ियों की सड़कों के दोनों ओर 6 मी. के अन्तराल पर छोटे-छोटे पेड़ होंगे। पार्किंग क्षेत्र में प्रति दो कारों के स्थल के लिए एक पेड़ की दर से पेड़ लगाए जाएंगे।
- (3) आवासीय प्रतिवेश में पार्कों के विभिन्न स्तरों पर प्रति हेक्टेयर 125 वृक्ष की दर से वृक्षारोपण होगा।

5. 50 वर्ग मी. से कम के प्लॉटों सहित निम्न आय वर्ग भू-खण्डाय विकास निम्नलिखित मानकों द्वारा नियंत्रित किया जाएगा:—

- (1) मनोरंजन से सम्बन्धित क्षेत्र 6.43 हेक्टेयर होगा।
- (2) प्लॉटों के आगे न्यूनतम 8 मी. चौड़ाई का खुला स्थान होगा, जिसमें पैदल चलने का रास्ता भी शामिल है।
- (3) खुले स्थान वाले आवासीय प्लॉटों के आगे 1.0 मी. चौड़ा पैदल रास्ता होगा और खुले स्थान का प्रवेश एवं विकास द्वारा 4.0 मी. चौड़ाई का होगा।

## (ख) एम-1 हल्के एवं सेवा उद्योग उपयोग जोन :

औद्योगिक उपयोग जोन का उपयोग परिसर में उप-विभाजन और उसके बाद औद्योगिक सम्पदा के लिए ले-आउट प्लानों का अनुमोदन निम्नलिखित मानकों द्वारा नियंत्रित किया जाएगा :—

1. औद्योगिक क्षेत्र का विकास व्यक्तिगत उद्योगों के भू-खण्डों के विकास के तरीके से किया जाए। औद्योगिक सम्पदा का कुछ भाग फ्लैटेड समूह उद्योग के लिए उपयोग किया जाए। फ्लैटेड समूह उद्योग के लिए प्लॉट का न्यूनतम साइज 2000 व.मी. होगा। ले-आउट प्लान में निर्दिष्ट करने के लिए भू-खण्डों के विकास के लिए प्लॉट साइजों के विभिन्न वर्ग निम्नलिखित तालिका के अनुसार होंगे :—

क्र. सं.	प्लॉट के साइज (व. मी.)	प्लॉटों का वितरण	संयोजक
1	2	3	4
1.	30 से 50 तक (दुकान उद्योगों के लिए)	25 प्रतिशत	
2.	100 तथा 200 तक	45 प्रतिशत	
3.	200 से अधिक और 500 तक	25 प्रतिशत	
4.	500 से अधिक और 1000 तक	5 प्रतिशत	

2. 20,000 नियोजक साइज की औद्योगिक सम्पदा के लिए औद्योगिक विकास के लिए अपेक्षित सुविधाओं की व्यवस्था निम्नलिखित तालिका के अनुसार की जाएगी। औद्योगिक उप-विभाजन प्लान में सुविधाओं की व्यवस्था के लिए आरक्षित न्यूनतम क्षेत्रफल प्रति कामगार 2.05 व. मी. होगा। औद्योगिक सम्पदा में नियोजन कुल क्षेत्रफल का प्रति हेक्टेयर 300 कामगार की दर से निकाला जाएगा।

क्रम सं.	उपयोग परिसर	क्षेत्रफल हेक्टेयर में
1.	उप-अग्नि शमन केन्द्र	0.6
2.	पुलिस स्टेशन	1.00
3.	समुदाय केन्द्र (औद्योगिक सम्पदा के लिए अपेक्षित अनिवार्य सुविधाओं को समायोजित करने के लिए)	1.00
4.	विद्युत सब-स्टेशन (जहाँ आवश्यक हो)	0.50
5.	ट्रक, टैम्पो, टैक्सी और तिपहिया आदि के लिए पार्किंग क्षेत्र	1.00

3. जल प्रदूषित करने वाले उद्योगों के मामले में मल निस्सारी को नियमित सीवरों में छोड़ने से पहले उसका सामान्य शोधन संयंत्र में शोधन किया जाएगा।

4. परिवहन पद्धति के मामले में औद्योगिक सम्पदा को निम्नलिखित मार्ग-निर्देशों के अनुसार योजनाबद्ध किया जाएगा।

(1) औद्योगिक सम्पदा के अन्दर कोई भी सड़क 22.00 मी. के मार्गाधिकार से कम की न होगी।

(2) सड़क लेन की आवश्यकता नहीं होगी।

5. भू-दृश्य के मामले में औद्योगिक सम्पदा को निम्नलिखित मार्ग-निर्देशों के अनुसार योजनाबद्ध किया जाएगा।

(1) औद्योगिक सम्पदा में पार्कों/बफरों के रूप में भू-दृश्य के लिए न्यूनतम 12 प्रतिशत क्षेत्र होगा।

(2) औद्योगिक सम्पदा के अन्दर सड़कों के दोनों ओर लगभग 10 मी. के अन्तराल पर वृक्ष लगाए जाएंगे। पार्किंग क्षेत्रों में प्रति दो पार्किंग स्थल एक वृक्ष की दर से वृक्ष लगाए जाएंगे।

(3) पार्कों और परिधीय बफर में प्रति हेक्टेयर 150 वृक्ष की दर से वृक्षारोपण किया जाएगा।

## (ग) एम-2 विस्तृत उद्योग उपयोग जोन :

औद्योगिक उपयोग जोन का उपयोग परिसर में उप-विभाजन और उसके बाद व्यक्तिगत औद्योगिक सम्पदा के लिए ले-आउट प्लान का अनुमोदन निम्नलिखित मानकों द्वारा नियंत्रित किए जाएंगे।

1. औद्योगिक क्षेत्र का विकास व्यक्तिगत उद्योग के भू-खण्डों के विकास के तरीके से किया जाएगा। औद्योगिक सम्पदा का कुछ भाग फ्लैटेड समूह उद्योग के लिए उपयोग किया जा सकता है। फ्लैटेड समूह उद्योग के लिए प्लॉट का न्यूनतम साइज 2000 व. मी. होगा। ले-आउट प्लान में निर्दिष्ट करने के लिए भू-खण्डों के विकास के लिए प्लॉट साइजों के विभिन्न वर्ग निम्नलिखित तालिका के अनुसार होंगे।

क्रम सं.	प्लॉट के साइज (व. मी.)	प्लॉटों का संयोजक वितरण
1.	400 और 1000 तक	80%
2.	1000 से अधिक	20%

2. सुविधाओं की व्यवस्था के लिए न्यूनतम आरक्षित क्षेत्र प्रति कामगार 2.55 व. मी. की दर से होगा। औद्योगिक सम्पदा में नियोजन कुल क्षेत्रफल का प्रति हेक्टेयर 160 कामगार की दर से निकाला जाएगा। 20,000 नियोजन साइज की औद्योगिक सम्पदा के लिए निम्नलिखित सुविधाओं की व्यवस्था होगी।

क्रम सं.	उपयोग परिसर	क्षेत्रफल हेक्टेयर में
1.	उप-अग्निशमन केन्द्र	0.6
2.	पुलिस स्टेशन	1.0
3.	समुदाय केन्द्र (औद्योगिक सम्पदा के लिए अपेक्षित अनिवार्य सुविधाओं को समायोजित करने के लिए)	1.1
4.	विद्युत सब-स्टेशन (वी.स.स्टे.) (जहाँ आवश्यक हो)	1.0
5.	ट्रकों, टैम्पो, टैक्सी और तिपहिया आदि के लिए पार्किंग क्षेत्र	1.5

3. जल प्रदूषित करने वाले उद्योगों के मामले में जल निस्सार को नियमित सीवरों में डालने से पहले उसका सामान्य शोधन संयंत्र में शोधन किया जाएगा।

4. परिवहन पद्धति के मामले में औद्योगिक सम्पदा को निम्नलिखित मार्ग-निर्देशों के अनुसार योजनाबद्ध किया जाएगा।

(1) औद्योगिक सम्पदा के अन्दर कोई भी सड़क 32 मी. से कम मार्गाधिकार की नहीं होगी।

(2) सड़क लेन आवश्यक नहीं होगी।

5. भू-दृश्य के मामले में औद्योगिक सम्पदा को निम्नलिखित मार्ग-निर्देशों के अनुसार योजनाबद्ध किया जाएगा।

(1) औद्योगिक सम्पदा के लिए भू-दृश्य के लिए पार्कों बफर के रूप में क्षेत्र का न्यूनतम 8 प्रतिशत होगा।

(2) औद्योगिक सम्पदा के अन्दर सड़कों के दोनों ओर लगभग 10 मी. के अन्तराल पर वृक्ष लगाए जाएंगे। पार्किंग क्षेत्रों में प्रति दो पार्किंग स्थलों के लिए एक वृक्ष की दर से लगाए जाएंगे।

(3) पार्कों और परिधीय बफर में वृक्षारोपण प्रति हेक्टेयर 150 वृक्ष की दर से किया जाएगा।

8(2) उपयोग जोनों में उपयोग परिसरों की अनुमति

(क) पांच महत्वपूर्ण उपयोग जोनों में चुने हुए उपयोग परिसरों की अनुमति

क्रम सं.	उपयोग परिसर	आरडी	सी 1	उपयोग जोन सी 2	एम 1	एम 2
001	आवासीय प्लाट-भू-खण्डीय आवास	पी	एनपी	एनपी	एनपी	एनपी
002	आवासीय प्लाट समूह आवास	पी	एनपी	एनपी	एनपी	एनपी
004	आवास एवं कार्य प्लाट	पी	एनपी	एनपी	एनपी	एनपी
007	होस्टल					
	(1) संस्थाओं से सम्बद्ध होस्टल	एनपी	पी	एनपी	एनपी	एनपी
	(2) संस्थाओं से असम्बद्ध होस्टल	पी	पी	एनपी	पी	एनपी
008	गेस्ट हाउस, बोडिंग हाउस तथा लॉजिंग हाउस					
	(1) सरकारी, सार्वजनिक एवं प्राइवेट लिमिटेड कम्पनी गेस्ट हाउस	पी	पी	एनपी	एनपी	एनपी
	(2) अन्य सभी	एनपी	पी	पी	पी	एनपी
016	सुविधा खरीददारी	पी	एनए	एनए	एनए	एनए
017	स्थानीय खरीददारी केन्द्र	पी	एनए	एनए	एनए	एनए
019	थोक व्यापार	एनपी	एनपी	पी	एनपी	एनपी
020	भण्डारण, गोदाम एवं भण्डागार					
	(1) अञ्चलनशील	एनपी	एनपी	पी	पी	पी
	(2) अञ्चलनशील (विस्फोटक सामग्री से सम्बन्धित विनियमों के अनुसार)	एनपी	एनपी	पी	पी	पी
021	शीतागार तथा बर्फ फैक्ट्री	एनपी	एनपी	पी	पी	पी
022	गैस गोदाम	एनपी	एनपी	पी	पी	पी
023	मुख्य तेल डिपो तथा एल पी जी रिफिलिंग संयंत्र (विशेष उपयोग के रूप में)	एनपी	एनपी	पी	एनपी	एनपी
025	व्यावसायिक कार्यालय	एनपी	पी	पी	एनपी	एनपी
028	सिनेमा	एनपी	पी	पी	पी	पी
035	सर्विस केन्द्र	एनपी	पी	पी	एनए	एनए
036	औद्योगिक प्लाट—हल्के एवं सेवा उद्योग	एनपी	एनपी	एनपी	पी	पी
037	औद्योगिक प्लाट—विस्तृत उद्योग	एनपी	एनपी	एनपी	एनपी	पी
063	बस टर्मिनल	पी	पी	पी	पी	पी
064	बस डिपो तथा बर्फ़शॉप	एनपी	एनपी	एनपी	पी	पी
072	अस्पताल (200 बिस्तरों तक)	पी	पी	एनपी	एनपी	एनपी
073	स्वास्थ्य केन्द्र (30 बिस्तरों तक)	पी	पी	एनपी	एनपी	एनपी
074	नर्सिंग होम	पी	पी	एनपी	एनपी	एनपी
081	प्राइमरी स्कूल	पी	एनपी	एनपी	एनपी	एनपी
082	सैकेन्डरी स्कूल	पी	एनपी	एनपी	एनपी	एनपी
083	सीनियर सैकेन्डरी स्कूल	पी	एनपी	एनपी	एनपी	एनपी
084	एकीकृत स्कूल	पी	एनपी	एनपी	एनपी	एनपी
085	एकीकृत आवासीय स्कूल	पी	एनपी	एनपी	एनपी	एनपी
086	कालिज	पी	एनपी	एनपी	एनपी	एनपी
088	समाज कल्याण केन्द्र					
	(1) आडिटोरियम सहित	एनपी	पी	एनपी	एनपी	एनपी
	(2) आडिटोरियम सहित	पी	पी	एनपी	एनपी	नहीं
099	आडिटोरियम	एनपी	पी	एनपी		एनपी
107	धार्मिक परिसर	पी	एनपी	एनपी	एनपी	एनपी

पी : परमिटेड (अनुमति दी) । एनपी : नाट परमिटेड (अनुमति नहीं दी) । एन ए : नाट एप्लीकेबल (लागू नहीं) ।

(क) पांच महत्वपूर्ण उपयोग ज़ोनों में द्वितीयक उपयोग परिसरों की अनुमति

क्रम सं.	उपयोग परिसर	आर.डी.	सी 1	उपयोग ज़ोन सी 2	एम 1	एम 2
003	आवासीय प्लैट					
	(1) समूह आवास के भाग के रूप में	पी	एनपी	एनपी	एनपी	एनपी
	(2) प्रथम तल पर और उस से ऊपर	एनए	पी	एनपी	एनपी	एनपी
005	आवासीय परिसर-विशेष क्षेत्र	एनए	एनए	एनए	एनए	एनए
006	विदेशी मिशन	पी	एनपी	एनपी	एनपी	एनपी
007	धर्मशाला	पी	पी	एनपी	एनपी	एनपी
010	बरातघर	पी	पी	एनपी	एनपी	एनपी
011	रैन वसेरा	पी	पी	पी	पी	पी
018	साप्ताहिक बाजार					
	(1) विद्यमान अवस्थितियाँ, यदि यातायात परिचालन में बाधा न हो, उस समय तक जब तक इन क्षेत्रों का नामित उपयोग के लिए उपयोग न हो।	पी	पी	पी	पी	पी
	(2) काम के घंटों को छोड़कर केवल शेष समय के दौरान साप्ताहिक बाजारों के लिए उपयोग किए जाने वाले व्यावसायिक केन्द्रों में पार्किंग और अन्य खुले स्थान।	एनपी	पी	एनपी	एनपी	एनपी
024	जंक यार्ड	एनपी	एनपी	पी	पी	पी
027	मोटर गैरेज एवं वर्कशॉप	एनपी	पी	पी	पी	पी
034	फ्लैटेड समूह उद्योग	एनपी	पी	पी	पी	पी
039	औद्योगिक प्लाट-उद्योग विशेष टाईम	एनपी	एनपी	एनपी	पी	एनपी
058	रेलवे गाड़ी गोदाम	एनपी	एनपी	पी	पी	पी
077	नैदानिक प्रयोगशाला	पी	पी	एनपी	एनपी	एनपी
078	स्वच्छिन्न स्वास्थ्य सेवा	पी	पी	एनपी	एनपी	एनपी
080	नर्सरी एवं किन्डरगार्टन स्कूल	पी	पी	एनपी	एनपी	एनपी
087	व्यावसायिक प्रशिक्षण संस्थान	पी	पी	पी	पी	एनपी
089	अनुसंधान एवं विकास केन्द्र	पी	पी	पी	पी	पी
090	पुस्तकालय	पी	पी	एनपी	एनपी	एनपी
091	तकनीकी प्रशिक्षण केन्द्र	पी	पी	एनपी	पी	एनपी
093	संगीत, नृत्य और नाट्य प्रशिक्षण केन्द्र	पी	पी	एनपी	एनपी	एनपी
095	मोटर चालन प्रशिक्षण केन्द्र	एन पी	पी	एनपी	एनपी	एनपी
096	वाल यातायात पार्क	पी	पी	एनपी	एनपी	एनपी
097	संग्रहालय	पी	पी	एनपी	पी	एनपी
098	प्रदर्शनी केन्द्र एवं चित्रशाला	पी	पी	एनपी	पी	एनपी
100	खुला थियेटर	पी	पी	एनपी	एनपी	एनपी
101	समुदाय भवन	पी	पी	एनपी	एनपी	एनपी
103	सांस्कृतिक एवं सूचना केन्द्र	पी	पी	एनपी	एनपी	एनपी
104	सामाजिक तथा सांस्कृतिक संस्थान	पी	एनपी	एनपी	एनपी	एनपी
106	अनाथालय	पी	एनपी	एनपी	एनपी	एनपी
108	योग केन्द्र, मनन, आध्यात्मिक और धार्मिक प्रवचन केन्द्र	पी	एनपी	एनपी	एनपी	एनपी
130	प्लाट नर्सरी	पी	पी	एनपी	एनपी	एनपी



(क) 2 उपयोग परिसर जो सभी पांच महत्वपूर्ण उपयोग जोनों (आर. डी., सी. 1, सी. 2, एम 1 तथा एम 2) में अनुमत हैं।

खुदरा, मरम्मत एवं कार्मिक सेवा दुकान (केवल व्यावसायिक केन्द्रों में), विक्रय बूथ, बैंक, पेट्रोल पम्प, रेस्टोरेंट (केवल व्यावसायिक केन्द्रों में), होटल (केवल व्यावसायिक केन्द्रों में) और अन्य आवासीय क्षेत्रों में, जहाँ विल्डिंग प्लान स्वीकृत विज्ञप्ति क्षेत्र और एफ.ए.आर. के अनुसार होटल विल्डिंग के लिए स्वीकृत किए गए हों।

पार्क, खेल-मैदान, इंडोर गेम्स हॉल, तैरने का तालाब, मनोरंजन-कलब।

माल बूक कराने का कार्यालय (केवल व्यावसायिक केन्द्रों में), रेलवे बुकिंग कार्यालय (केवल व्यावसायिक केन्द्रों में) सड़क परिवहन बुकिंग कार्यालय (केवल व्यावसायिक केन्द्रों में) पाकिंग, टैक्सो एवं तिपहिया स्टेण्ड-सार्वजनिक उपयोगिता परिसर।

केन्द्रीय सरकारी कार्यालय (केवल व्यावसायिक केन्द्रों में) स्थानीय सरकारी कार्यालय (केवल व्यावसायिक केन्द्रों में) सरकारी उपक्रम कार्यालय (केवल व्यावसायिक केन्द्रों में)।

डिस्पेंसरी, क्लीनिक (केवल व्यावसायिक केन्द्रों में), शिशुगृह एवं दिवस देखभाल केन्द्र, व्यावसायिक तथा सचिविक प्रशिक्षण केन्द्र (केवल व्यावसायिक केन्द्रों में), पुलिस चौकी, पुलिस स्टेशन, अग्निशमन चौकी, अग्निशमन केन्द्र, डाकघर, डाकतार कार्यालय तथा टेलीफोन केन्द्र।

(क) 3 उपयोग परिसर सभी पांच महत्वपूर्ण उपयोग जोनों (आर. डी., सी. 1, सी. 2, एम 1, तथा एम 2) में जिनके लिए अनुमति नहीं दी जाएगी।

मोटल, डाइव-इन-सिनेमा।

औद्योगिक परिसर निस्सारक उद्योग

आउटडोर गेम्स स्टेडियम, इंडोर गेम्स स्टेडियम, शूटिंग रेंज, चिड़िया घर, पक्षी शरण स्थान, वानस्पतिक उद्यान विशेषीकृत पार्क।

मैदान, तारामंडल, पिकनिक हट/शिविर स्थल।

प्लानिंग क्लब

अन्तर्राष्ट्रीय सम्मेलन केन्द्र, न्यायालय, सरकारी भूमि, (उपयोग अनिर्धारित), खेल कूद प्रशिक्षण केन्द्र, मेला स्थल, सुधारालय, जिला बटालियन कार्यालय, सिविल रक्षा तथा होम-गार्ड, न्यायालयिक विज्ञान प्रयोगशाला, जेल, बड़ा/प्रधान डाकघर, आकाशवाणी एवं दूरदर्शन केन्द्र, ट्रांसमिशन टावर, उपग्रह एवं दूर संचार केन्द्र, वेधशाला तथा मौसम कार्यालय, शवभूमि, एमशान, कब्रिस्तान, विद्युत दाहगृह।

फलोद्यान, वन डेयरी फार्म, पोल्ट्री फार्म, सूअर-बाड़ा, फार्म हाउस और ग्रामीण केन्द्र।

(ख) शेष उपयोग जोनों में उपयोग परिसरों की अनुमति।

आर.डी. विदेशी मिशन

विदेशी मिशन, आवासीय प्लॉट-समूह आवास (केवल मिशन कर्मचारियों के उपयोग के लिए), अतिथिगृह, स्थानीय खरीदारी, बैंक, मनोरंजन क्लब, स्वास्थ्य केन्द्र, एकिकृत आवासीय स्कूल, सांस्कृतिक एवं सूचना केन्द्र, पुलिस चौकी, अग्निशमन चौकी और डाक तार कार्यालय।

पी 1—क्षेत्रीय पार्क

क्षेत्रीय पार्क, आवासीय प्लॉट (पहरा एवं निगरानी स्टाफ के लिए) पिकनिक हट, पार्क, शूटिंग रेंज, चिड़ियाघर, पक्षी शरण स्थान, वानस्पतिक उद्यान, स्थानीय सरकारी कार्यालय (रख-रखाव), खुला थियेटर, पुलिस चौकी, अग्निशमन चौकी, फलोद्यान, प्लॉट नर्सरी तथा वन।

इस उपयोग जोन की प्रत्येक संरचना अस्थायी प्रकार की होगी।

पी 2—जिला पार्क

जिला पार्क, आवासीय प्लॉट (पहरा एवं निगरानी तथा रख-रखाव स्टाफ के लिए), खेल-मैदान, तैरने का तालाब, मनोरंजन-क्लब, वाल यातायात पार्क, विशेषीकृत पार्क मैदान, राष्ट्रीय स्मारक, पक्षी शरण स्थान, वानस्पतिक उद्यान और चिड़ियाघर।

पी 3—खेल-मैदान, स्टेडियम तथा खेल-कूद काम्पलेक्स खेल-मैदान,

खेल मैदान, आउटडोर स्टेडियम, इंडोर गेम्स स्टेडियम, इंडोर गेम्स हॉल, तैरने का तालाब, मनोरंजन-क्लब, आवासीय प्लॉट (पहरा एवं निगरानी तथा रख-रखाव स्टाफ के लिए) बोडिंग एवं लोजिंग हाउस, रेस्टोरेंट, बैंक, स्थानीय सरकारी कार्यालय (रख-रखाव) पुस्तकालय, खेल-कूद प्रशिक्षण केन्द्र, आइडोटोरियम, पुलिस चौकी, अग्निशमन चौकी, डाकतार कार्यालय और स्वास्थ्य केन्द्र (खिलाड़ियों तथा संबंधित कर्मचारियों के लिए)।

टी 5—ट्रक टर्मिनल

ट्रक टर्मिनल, मोटर गैरेज तथा नकशाप, खुदरा एवं मरम्मत दुकान, रैन-बसेरा, बोडिंग हाउस, बैंक, रेस्टोरेंट, सड़क परिवहन बुकिंग कार्यालय।

जी 2—सरकारी कार्यालय

केन्द्रीय सरकार के कार्यालय, स्थानीय सरकारी कार्यालय, सरकारी उपक्रम कार्यालय, अन्तर्राष्ट्रीय सम्मेलन भवन, न्यायालय, सरकारी भूमि (उपयोग अनिर्धारित), व्यावसायिक कार्यालय (केवल व्यावसायिक केन्द्रों में), खुदरा एवं मरम्मत दुकान, बैंक, रेस्टोरेंट, पहरा एवं निगरानी, विक्रय बूथ, इंडोर गेम्स हॉल, डिस्पेंसरी, पुस्तकालय, संग्रहालय, सांस्कृतिक एवं सूचना केन्द्र, सामाजिक एवं सांस्कृतिक संस्थान, आइडोटोरियम, पुलिस चौकी, अग्निशमन चौकी तथा डाक-तार कार्यालय।

पी एस—1 अस्पताल

अस्पताल, स्वास्थ्य केन्द्र (परिवार कल्याण केन्द्र सहित), नर्सिंग होम, डिस्पेंसरी क्लीनिक, नैदानिक प्रयोगशाला, स्वेच्छिक स्वास्थ्य सेवा, आवासीय प्लॉट तथा आवासीय प्लॉट-समूह आवास (स्टाफ एवं कर्मचारियों के लिए), होस्टल (मेडिकल कालिज के छात्रों और स्टाफ के लिए), धर्मशाला, रैन-बसेरा, खुदरा एवं मरम्मत की दुकान (केवल व्यावसायिक केन्द्रों में) बैंक, रेस्टोरेंट, इंडोर गेम्स हॉल, मनोरंजन-क्लब, तैरने का तालाब, पुस्तकालय, कालिज (चिकित्सा व्यवसाय जैसे), न्यायालयिक विज्ञान प्रयोगशाला, पुलिस चौकी, अग्निशमन चौकी और डाक-तार कार्यालय।

पी एस 2—शिक्षा तथा अनुसंधान

विश्वविद्यालय तथा विशेषीकृत शैक्षणिक संस्थान, कालिज, नर्सरी तथा किडरगार्टन स्कूल, एकिकृत आवासीय स्कूल, शिशुगृह एवं दिवस देखभाल केन्द्र, अनुसंधान तथा विकास केन्द्र, पुस्तकालय, समाज कल्याण केन्द्र, आइडोटोरियम, खुला थियेटर, स्वास्थ्य केन्द्र, खेल-मैदान, आउटडोर स्टेडियम, इंडोर गेम्स स्टेडियम, इंडोर गेम्स हॉल, शूटिंग रेंज, तैरने का तालाब, मनोरंजन-क्लब, वानस्पतिक उद्यान, तारामंडल, चिड़ियाघर तथा एक्वारियम, आवासीय प्लॉट-समूह आवास (स्टाफ और कर्मचारियों के लिए), होस्टल (छात्रों के लिए), अतिथि-गृह सुविधा, खरीददारी, बैंक, संग्रहालय, अग्नि-शमन चौकी, पुलिस चौकी और डाक-तार कार्यालय।

पी एस 3—सामाजिक और सांस्कृतिक

सामाजिक एवं सांस्कृतिक संस्थान, अन्तर्राष्ट्रीय सम्मेलन भवन, संग्रहालय, प्रदर्शनी केन्द्र, चित्रशाला, आइडोटोरियम, खुला थियेटर, समुदाय-भवन, सांस्कृतिक एवं सूचना केन्द्र, आवासीय प्लॉट (केवल पहरा तथा निगरानी स्टाफ), होस्टल, इंडोर गेम्स हॉल, मनोरंजन-क्लब, तारामंडल, पुस्तकालय, पुलिस केन्द्र, अग्निशमन केन्द्र तथा डाक-तार कार्यालय।

## पी एस 4—पुलिस मुख्यालय तथा पुलिस लाईंस

पुलिस मुख्यालय, पुलिस चौकी, पुलिस स्टेशन, जिला बटालियन कार्यालय, सिविल रक्षा एवं होम-गार्ड, न्यायालयिक विज्ञान प्रयोगशाला, जेल, अग्निशमन चौकी, आवासीय प्लाट-भूखंडीय एवं समूह आवास, होस्टल (स्टाफ तथा कर्मचारियों), अतिथि-गृह, बैंक, सुविधा खरीददारी, मोटर गैरेज तथा वर्कशॉप, रेस्टोरेंट, खेल-मैदान, इंडोर गेम्स स्टेडियम, इंडोर गेम्स हाल, शूटिंग रेंज, तैरने का तालाब, मनोरंजन-क्लब, अस्पताल, स्वास्थ्य केन्द्र, डिस्पेंसरी, स्वेच्छिक स्वास्थ्य सेवा (रेड-क्रास जैसी), नर्सरी तथा किडरगार्टन स्कूल, एकीकृत आवासीय स्कूल, पुस्तकालय, अग्निशमन चौकी तथा डाक-तार कार्यालय।

## पी एस 5—अग्निशमन केन्द्र तथा मुख्यालय

अग्निशमन केन्द्र, अग्निशमन चौकी, आवासीय प्लैट (स्टाफ कर्मचारियों के लिए), होस्टल (स्टाफ के लिए), अतिथिगृह, सुविधा खरीददारी, बैंक, मोटर गैरेज तथा वर्कशॉप, रेस्टोरेंट, खेल-मैदान, इंडोर गेम्स हाल, तैरने का तालाब, मनोरंजन क्लब, स्वास्थ्य केन्द्र, प्राइमरी स्कूल, पुस्तकालय तथा डाक तार कार्यालय।

## पी एस 6—संचार

उपग्रह तथा दूर संचार केन्द्र, ट्रांसमिशन टावर, बेतार केन्द्र, टेलीफोन केन्द्र, आकाशवाणी तथा दूर-दर्शन केन्द्र, वेधशाला तथा मौसम कार्यालय, अग्निशमन चौकी, आवासीय प्लैट (पहरा एवं निगरानी के लिए)।

## ए 1—प्लॉट नर्सरी

प्लॉट नर्सरी आवासीय प्लैट (पहरा एवं निगरानी तथा रख-रखाव के लिए)

## ए 3—ग्रामीण जोन

ग्रामीण केन्द्र, फलोद्यान, प्लॉट नर्सरी, वन, निस्सारक उद्योग।

(ख) 1 निम्नलिखित उपयोग ज़ोनों में उपयोग परिसरों की अनुमति पर नियंत्रण उपयोग ज़ोन के विशेष कार्य द्वारा होगा।

सी-3 होटल, पी-4 ऐतिहासिक स्मारक, टी-1 विमान पत्तन, टी-2 रेल टर्मिनल, टी-3 रेल परिक्षालन, टी-4 बस टर्मिनल एवं डिपो, टी-6 सड़क परिचालन, यू-1 जल, यू-2 सीवरेंज, यू-3 विद्युत, यू-4 कूड़ा-करकट, यू-5 नाले, जी-1 राष्ट्रपति संपदा तथा संसद भवन, जी-3 सरकारी भूमि (उपयोग अनिर्धारित), पी एस-7 शवदाह एवं कब्रिस्तान, पी एस-8 धार्मिक, ए-2 हरित पट्टी और ए-4 नदी एवं जल निकास।

(ख) 2 पार्क, पार्किंग, टैक्सी एवं तिपहिया स्टैंड और सार्वजनिक उपयोगिता परिसर को सभी उपयोग ज़ोनों में अनुमति दी गई है।

## 8(3) उपयोग परिसरों में अनुमत

उपयोग/उपयोग कार्य-कलापः

आवासीय प्लाट (001)

## समूह 1

इस समूह के अंतर्गत 1962 के बाद विकसित भूखंडीय आवासाय क्षेत्र आता है और वे भूखंडीय आवासीय क्षेत्र भी आते हैं, जहाँ व्यावसायिक अधिकार प्रवेश तगण्य हो (इन क्षेत्रों की सूची अनुबंध 2 में दी गई है)। आवासीय विकास टाइप और उपयोग अनुमत दोनों मामलों में परिवर्तन प्रभार की अन्तरीय दर प्राधिकरण द्वारा निर्धारित की जाएगी।

आवास, वकीलों का व्यावसायिक परामर्श कार्यालय, वास्तुकार एवं इंजीनियर, चार्टर्ड लेखापाल, डाक्टर तथा अन्य व्यवसायियों को निम्नलिखित शर्तों के साथः

(1) संस्थापना के अंतर्गत क्षेत्र 30 वर्ग मी. या कुसी क्षेत्र का 25% जो भी कम हो, उससे अधिक नहीं होगा।

(2) संस्थापना केवल आवासीय इकाई के निवासी द्वारा चलाई जाएगी।

## समूह 2

इस समूह के अंतर्गत "पुनर्वास" भूखंडीय आवासीय क्षेत्र और व्यावसायिक व्यापन सहित अन्य भूखंडीय आवासीय क्षेत्र, पुनर्वास आवासीय क्षेत्र तथा शहरी गांव आते हैं। (इन क्षेत्रों की सूची अनुबंध 2 में दी गई है)। आवासीय विकास टाइप और उपयोग अनुमत दोनों मामलों में परिवर्तन प्रभार की अन्तरीय दर प्राधिकरण द्वारा निर्धारित की जाएगी।

निम्नलिखित शर्तों सहित आवास, खुदरा, मरम्मत, कार्मिक सेवा दुकानः—

(1) केवल निचली मंजिल पर संस्थापना के लिए अनुमति दी जाएगी और वह आवासीय इकाई के निवासी द्वारा चलाई जाएगी।

(2) संस्थापना का क्षेत्र 15 व. मी. या निचली मंजिल के आवृत्त क्षेत्र का 25% जो भी कम हो, से अधिक नहीं होगा।

निम्नलिखित शर्तों सहित घरेलू उद्योग (अनुबंध 3 में दी गई सूची)

(1) संस्थापना की अनुमति केवल निचली मंजिल (\*) पर दी जाएगी और वह आवासीय इकाई के निवासी द्वारा चलाई जाएगी।

(2) संस्थापना का क्षेत्र 30 व. मी. या कुसी क्षेत्र का 25% जो भी कम हो, से अधिक नहीं होगा।

निम्नलिखित शर्तों सहित शिशुगृह और दिवस देखभाल केन्द्र, नर्सरी एवं किडरगार्टन स्कूल, संगीत-नृत्य एवं नाट्य प्रशिक्षण केन्द्र, सिलाई, कढ़ाई तथा बुनाई प्रशिक्षण केन्द्रः

(1) संस्थापना की अनुमति केवल निचली मंजिल पर दी जाएगी और वह आवासीय इकाई के निवासी द्वारा चलाई जाएगी।

(2) संस्थापना का क्षेत्र 30 व. मी. या निचली मंजिल के आवृत्त क्षेत्र का 25% जो भी कम हो, उससे अधिक नहीं होगा।

व्यवसायी परामर्श कार्यालयः

वही जो समूह 1 में दिए गए हैं।

## समूह 3

अनधिकृत नियमित आवासीय क्षेत्र

(अनधिकृत नियमित कालोनियां)

इस वर्ग के अंतर्गत आवासीय को छोड़कर अन्य उपयोगों के लिए अनुमति विभिन्न क्षेत्रों के विस्तृत अध्ययन के आधार पर प्राधिकरण द्वारा दी जाएगी।

आवासीय विकास टाइप और उपयोग अनुमत दोनों के लिए परिवर्तन प्रभार की अन्तरीय दर प्राधिकरण द्वारा निर्धारित की जाएगी।

आवासीय प्लाट—समूह आवास

(002)

आवासीय प्लैट, कन्फैक्शनरी की खुदरा दुकान, प्रोसरी तथा जनरल मर्चेन्ट, पुस्तकें एवं स्टेशनरी, कैमिस्ट, नाई, लांडर, वर्जी, सब्जी (प्रत्येक के लिए 15 व. मी. तक क्षेत्र—निचली मंजिल पर) शिशुगृह तथा दिवस देखभाल केन्द्र (50 व. मी. तक के क्षेत्र सहित निचली मंजिल पर)।

आवासीय प्लैट

(003)

आवास, व्यावसायिक परामर्श कार्यालय (जैसा आवासीय प्लाट के समूह 1 में दिया गया है)

खुदरा, मरम्मत तथा कार्मिक सेवा दुकान

(012 से 014)

खुदरा दुकान; मरम्मत दुकान; कार्मिक सेवा दुकान।

(\*) इस संहिता में निचली मंजिल का अभिप्राय ग्राउंड फ्लोर से है।

- थोक व्यापार (019)  
थोक दुकान; गोदाम एवं भण्डार; व्यावसायिक कार्यालय  
(पहली या उससे ऊपर की मंजिल पर कुल तल क्षेत्रफल के 25% तक प्रतिबंधित)।  
व्यावसायिक कार्यालय (025)  
व्यावसायिक कार्यालय; खुदरा एवं कार्मिक सेवा दुकान; रेस्टोरेंट; बैंक; डाक/तार कार्यालय।  
औद्योगिक प्लाट—हल्के एवं सेवा उद्योग (036)  
अनुबंध 3 में दी गई सूची के अनुसार हल्के एवं सेवा उद्योग; प्रशासनिक कार्यालय, सेल्स आउटलेट।  
आवास एवं कार्य प्लाट (004)  
आवास, निचली मंजिल के क्षेत्र, को खुदरा दुकान; धरेलू उद्योग और कार्मिक सेवा दुकान के कार्य स्थान के रूप में प्रयोग किया जाए।  
आवासीय परिसर—विशेष क्षेत्र (005)—  
विशेष क्षेत्र विनियमों के अनुसार  
विदेशी मिशन (006)  
विदेशी मिशन और संबंधित सुविधाएं  
होस्टल, गेस्ट हाउस, बोर्डिंग हाउस तथा लोजिंग हाउस (007 एवं 008)  
होस्टल, गेस्ट हाउस, बोर्डिंग हाउस एवं लोजिंग हाउस, पहरा एवं निगरानी आवास (20 व. मी.), नाई एवं लांडरर की कार्मिक सेवा दुकानें; सोफ्ट ड्रिंक तथा स्नैक स्टाल (15 व. मी.)।  
धर्मशाला (009)  
धर्मशाला; नाई एवं लांडरर की कार्मिक सेवा दुकानें; सोफ्टड्रिंक तथा स्नैक बार (15 व. मी. तक)  
बारात घर (010)  
बारातघर; सोफ्ट ड्रिंक एवं स्नैक बार (15 व. मी. तक)।  
रेन-वसेरा (011)  
रेन-वसेरा  
विक्रय बूथ (015)  
विक्रय बूथ  
सुविधा खरीददारी (016)  
खुदरा, मरम्मत और कार्मिक सेवा दुकान; रेस्टोरेंट, क्लोनिक।  
स्थानीय खरीददारी (017)  
खुदरा, मरम्मत एवं कार्मिक सेवा दुकान; व्यावसायिक कार्यालय; अनुबंध 3 के अनुसार उद्योग; वैदिक प्रयोगशाला; क्लोनिक एवं पोली-क्लोनिक, रेस्टोरेंट, सोफ्ट ड्रिंक एवं स्नैक स्टाल, डाकघर तथा बैंक एक्स-डेंशन काउंटर।  
साप्ताहिक बाजार (018)  
साप्ताहिक बाजार; अनौपचारिक खुदरा व्यापार; सोफ्ट ड्रिंक एवं स्नैक स्टाल (सभी संरचनाएँ या तो अस्थायी होंगी या चलती-फिरती इमारतों में केवल एक दिन के लिये)।  
भण्डार, गोदाम एवं भाण्डागार (020)  
भण्डार, गोदाम एवं भाण्डागार, पहरा एवं निगरानी आवास (20 व. मी. तक), थोक निगम, प्रशासनिक एवं विक्रय कार्यालय।  
शीतागार (021)  
शीतागार, पहरा एवं निगरानी आवास (20 व. मी. तक), प्रशासनिक कार्यालय।  
गैस-गोदाम (022)  
गैस-गोदाम, पहरा एवं निगरानी आवास (20 व. मी. तक), केयर टेकर कार्यालय।  
तेल डिपो (023)  
तेल एवं गैस डिपो, आवासीय फ्लैट (पहरा एवं निगरानी तथा रखरखाव स्टाफ के लिये), प्रशासनिक कार्यालय।  
जंक यार्ड (024)  
जंक यार्ड, पहरा एवं निगरानी आवास, विक्रय कार्यालय।  
बैंक (026)  
बैंक पहरा एवं निगरानी आवास (20 व. मी. तक), व्यावसायिक कार्यालय, कैन्टीन।  
मोटर गैरज तथा वर्कशॉप (027)  
मोटर गैरज एवं वर्कशॉप, खुदरा दुकान (पुर्ने), सोफ्ट ड्रिंक एवं स्नैक स्टाल।  
सिनेमा (028)  
सिनेमा, पहरा एवं निगरानी आवास (20 व. मी.), प्रशासनिक कार्यालय, सोफ्ट ड्रिंक एवं स्नैक स्टाल, खुदरा दुकान तथा व्यावसायिक कार्यालय  
(कुल तल क्षेत्रफल का 20% तक)।  
ड्राइव-इन-सिनेमा (029)  
ड्राइव-इन-सिनेमा, पहरा एवं निगरानी आवास (20 व. मी.), प्रशासनिक कार्यालय, रेस्टोरेंट, सोफ्ट ड्रिंक एवं स्नैक स्टाल।  
पेट्रोल पम्प (030)  
पेट्रोल पम्प, सोफ्ट ड्रिंक एवं स्नैक स्टाल, आटोमोबाइल मरम्मत दुकान।  
रेस्टोरेंट (031)  
रेस्टोरेंट।  
होटल (032)  
होटल, खुदरा एवं कार्मिक सेवा दुकान तथा व्यावसायिक कार्यालय—कुल तल क्षेत्रफल का 5% तक प्रतिबंधित  
मोटल (033)  
मोटल।  
फ्लैटेड समूह उद्योग (034)  
अनुबंध 3 की श्रेणी क, ख, ग, घ तथा च में दिए गए उद्योगों की अनुमति दी जाएगी, लेकिन शर्त यह है कि इन उद्योगों से निम्नलिखित की अधिकता न हो :-  
(1) कम्पन; या  
(2) ठोस या तरल वेकार पदार्थ; या  
(3) कच्चे माल/तैयार माल का आना-जाना।  
इन कारकों का निर्धारण प्राधिकरण द्वारा किया जाएगा।  
पहरा एवं निगरानी आवास (20 व. मी. तक)  
सर्विस केन्द्र (035)  
खुदरा, मरम्मत एवं कार्मिक सेवा दुकान, अनुबंध 3 के अनुसार सर्विस केन्द्र में उद्योग की अनुमति, गैस-गोदाम, व्यावसायिक कार्यालय।

## विस्तृत उद्योग प्लाट (037)

अनुबंध 3 में दी गई सूची के अनुसार विस्तृत उद्योग, प्रशासनिक कार्यालय, सेल्स आउटलेट, आवासीय फ्लैट (रख-रखाव स्टाफ के लिए), पहरा एवं निगरानी आवास (20 व. मी. तक)।

## औद्योगिक परिसर—निस्तारक उद्योग (038)

## निस्तारक उद्योग

## औद्योगिक प्लाट—उद्योग विशेष टाइप (039)

उद्योग विशेष टाइप, प्रशासनिक कार्यालय, सेल्स आउटलेट।

## पार्क (040)

पार्क, सोफ्ट ड्रिंक एवं स्नैक स्टाल

(1.0 हेक्टे. और उससे अधिक क्षेत्रफल के पार्क पर)

## खेल मैदान (041)

खेल मैदान।

आउटडोर स्टेडियम, इन्डोर गैम्स स्टेडियम तथा शूटिंग रेंज (042, 043 तथा 044)

स्टेडियम, स्थानीय सरकारी कार्यालय (रख-रखाव), पहरा एवं निगरानी, आवास (20 व. मी. तक), आवासीय फ्लैट (रख-रखाव स्टाफ के लिए), खुदरा दुकान, रेस्टोरेंट।

## इन्डोर गैम्स हाल (045)

इन्डोर गैम्स हाल, सोफ्ट ड्रिंक एवं स्नैक स्टाल।

## तैरने का तालाब (046)

तैरने का तालाब, पहरा एवं निगरानी तथा रख-रखाव स्टाफ आवास, रेस्टोरेंट।

## मनोरंजन क्लब (047)

मनोरंजन क्लब, पहरा एवं निगरानी आवास (20 व. मी. तक), आवासीय फ्लैट (रख-रखाव स्टाफ के लिए), तैरने का तालाब, इन्डोर तथा आउटडोर गैम्स सुविधाएं।

## ऐतिहासिक स्मारक (048)

ऐतिहासिक स्मारक।

## राष्ट्रीय स्मारक (049)

मकबरा, समाधि और अन्य स्मारक, पहरा एवं निगरानी आवास (20 व. मी. तक), सोफ्ट ड्रिंक एवं स्नैक स्टाल, पुस्तक एवं तस्वीर कार्ड दुकान।

चिड़ियाघर, पक्षी शरण स्थान, वानस्पतिक उद्यान (050, 051 एवं 052)।

चिड़ियाघर तथा वानस्पतिक उद्यान, पक्षी शरण स्थान, पहरा एवं निगरानी, आवास (20 व. मी. तक), आवासीय फ्लैट (रख-रखाव स्टाफ के लिए), खुदरा दुकान, रेस्टोरेंट।

## विशेषीकृत पार्क मैदान (053)

सार्वजनिक सभा मैदान, सार्वजनिक सम्बोधन पाद—पीठ, सोफ्ट ड्रिंक एवं स्नैक स्टाल।

## तारामंडल (054)

तारामंडल, पहरा एवं निगरानी आवास (20 व. मी. तक), कैफेटेरिया।

## पिकनिक हट (055)

पिकनिक हट।

## फ्लाइंग क्लब (056)

फ्लाइंग क्लब और 047 में दिया गया सब।

## कारगो एवं बुकिंग कार्यालय (057)

कारगो एवं बुकिंग कार्यालय, पहरा एवं निगरानी आवास (20 व. मी. तक)।

## रेलवे भाड़ा गोदाम (058)

रेलवे भाड़ा गोदाम, कैप्टन टैकर कार्यालय, पहरा एवं निगरानी आवास (20 व. मी. तक)।

रेलवे बुकिंग कार्यालय तथा सड़क परिवहन बुकिंग कार्यालय (059 एवं 060)

रेलवे और सड़क परिवहन बुकिंग कार्यालय, भण्डार।

## पाकिंग (061)

पाकिंग।

## टैक्सी एवं तिपहिया स्टैंड (062)

टैक्सी एवं तिपहिया स्टैंड।

## बस टर्मिनल (063)

बस टर्मिनल, सोफ्ट ड्रिंक एवं स्नैक स्टाल, प्रशासनिक कार्यालय, अन्य कार्यालय।

## बस डिपो (064)

बस डिपो, बर्कशाप, पहरा एवं निगरानी आवास (20 व. मी. तक), सोफ्ट ड्रिंक एवं स्नैक स्टाल, प्रशासनिक कार्यालय।

## सार्वजनिक उपयोगिता परिसर (065)

ओवरहेड टैंक, ग्रैंडरप्राउंड टैंक, आक्सीजेशन पौड, सैप्टिक टैंक, सीवररेज पम्पिंग स्टेशन, सार्वजनिक शौचालय एवं मूत्रालय, विद्युत सब-स्टेशन, डलाव एवं डस्टबिन, धोबीघाट।

केंद्रीय सरकारी कार्यालय, स्थानीय सरकारी कार्यालय तथा सार्वजनिक उपक्रम कार्यालय (066, 067 तथा 068)

केंद्रीय सरकार, स्थानीय सरकार तथा सार्वजनिक उपक्रम कार्यालय, पहरा एवं निगरानी आवास (20 व. मी. तक), कैमिस्ट की खुदरा दुकान, पुस्तक एवं स्टेशनरी, उपभोक्ता भंडार (भूमि तल पर प्रत्येक के लिए 15 व. मी. तक)।

कैन्टीन, बैंक एक्सचेंज काउंटर, डाकघर एक्सचेंज काउंटर।

## अन्तर्राष्ट्रीय सम्मेलन केन्द्र (069)

अन्तर्राष्ट्रीय सम्मेलन केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक),

आवासीय फ्लैट (रख-रखाव स्टाफ के लिये), रेस्टोरेंट, बैंक, डाक-तार कार्यालय, पुस्तकालय, प्रदर्शनी केन्द्र।

## न्यायालय (070)

न्यायालय, पहरा एवं निगरानी आवास (20 व. मी. तक), कैन्टीन, कैमिस्ट एवं स्टेशनरी की खुदरा दुकान (प्रत्येक के लिये 15 व. मी. तक), पुस्तकालय, प्रशासनिक कार्यालय बैंक, डाक-तार कार्यालय, पुलिस चौकी, बकीलों के चैम्बर।

## सरकारी भूमि (071)

(उपयोग अनिर्धारित)

उपयोग अनिर्धारित

अस्पताल (072)

अस्पताल, आवासीय फ्लैट (कर्मचारी एवं सेवा कर्मिक), सांस्थानिक होस्टल, मेडिकल कालिज, खुदरा दुकानें (कन्फैक्शनरी, ग्रीसरी एवं जनरल मर्चेन्ट, पुस्तकें और स्टेशनरी, कैमिस्ट, नाई, लांडरर, सज्जी)।

स्वास्थ्य केन्द्र तथा नर्सिंग होम (073 तथा 074)

स्वास्थ्य केन्द्र, नर्सिंग होम, पहरा एवं निगरानी आवास (प्रत्येक के लिये 20 व. मी. तक) कैमिस्ट की दुकान (प्रत्येक के लिये 15 व. मी. तक)।

डिस्पेंसरी (075)

डिस्पेंसरी, सोफ्ट ड्रिक एवं स्नैक स्टाल।

क्लीनिक (076)

क्लीनिक।

नैदानिक प्रयोगशाला (077)

नैदानिक प्रयोगशाला, सोफ्ट ड्रिक एवं स्नैक स्टाल।

स्वैच्छिक स्वास्थ्य सेवा (078)

स्वैच्छिक स्वास्थ्य सेवा, पहरा एवं निगरानी आवास (20 व. मी. तक), प्रशासनिक कार्यालय, डिस्पेंसरी कैन्टीन।

शिशुगृह तथा दिवस देखभाल केन्द्र (079)

शिशुगृह तथा दिवस देखभाल केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक)।

मर्चरी एवं किन्डरगार्डन स्कूल (080)

मर्चरी एवं किन्डरगार्डन स्कूल, पहरा एवं निगरानी आवास (20 व. मी. तक)।

प्राइमरी स्कूल (081)

प्राइमरी स्कूल, पहरा एवं निगरानी आवास (20 व. मी.), पुस्तकें एवं स्टेशनरी दुकान (15 व. मी. तक), सोफ्ट ड्रिक एवं स्नैक स्टाल।

सैकेन्डरी, सीनियर सैकेन्डरी तथा एकीकृत स्कूल (082, 083 एवं 084) सैकेन्डरी, सीनियर सैकेन्डरी तथा एकीकृत स्कूल, पहरा एवं निगरानी आवास (20 व. मी. तक), पुस्तकें एवं स्टेशनरी तथा कैमिस्ट दुकान (15 व. मी. तक), सोफ्ट ड्रिक एवं स्नैक स्टाल, कैन्टीन, बैंक एक्सपेंशन काउंटर, आडिटोरियम इन्डोर गैम्स हाल, तैरने का तालाब, डाकघर काउंटर सुविधा।

एकीकृत आवासीय स्कूल तथा कालिज (व्यावसायिक कालिज सहित) (085 एवं 086)

स्कूल एवं कालिज, आवासीय फ्लैट (रख-रखाव स्टाफ के लिये), सांस्थानिक होस्टल, प्रत्येक 15 व. मी. क्षेत्र की खुदरा दुकानें (कन्फैक्शनरी, ग्रीसरी एवं जनरल मर्चेन्ट, पुस्तकें एवं स्टेशनरी, कैमिस्ट, नाई, लांडरर, सज्जी (कैन्टीन, बैंक एक्सपेंशन काउंटर, आडिटोरियम, इन्डोर गैम्स हाल, तैरने का तालाब, खेल का मैदान, डाकघर काउंटर सुविधा।

व्यावसायिक प्रशिक्षण संस्थान (087)

व्यावसायिक प्रशिक्षण केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक), होस्टल, (केवल सरकारी केन्द्रों के मामले में), पुस्तकें एवं स्टेशनरी दुकान, (15 व. मी. तक), कैन्टीन पुस्तकालय।

समाज कल्याण केन्द्र (088)

समाज कल्याण केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक), कैन्टीन, प्रदर्शनी एवं कैस काउंटर।

अनुसंधान एवं विकास केन्द्र (089)

अनुसंधान एवं विकास केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक), आवासीय फ्लैट (रख-रखाव स्टाफ के लिये), होस्टल, कैन्टीन, बैंक एक्सपेंशन काउंटर, पुस्तकालय, डाकघर काउंटर सुविधा।

पुस्तकालय (090)

पुस्तकालय, पहरा एवं निगरानी आवास (20 व. मी. तक), कैन्टीन, प्रदर्शनी, एवं चित्रशाला, आडिटोरियम।

तकनीकी प्रशिक्षण केन्द्र (091)

तकनीकी प्रशिक्षण केन्द्र, आवासीय फ्लैट (रख-रखाव स्टाफ के लिये), पुस्तकें एवं स्टेशनरी तथा कैमिस्ट की दुकानें (प्रत्येक के लिये 15 व. मी. तक), कैन्टीन, बैंक एक्सपेंशन काउंटर, आडिटोरियम, डाकघर काउंटर सुविधा।

व्यावसायिक एवं सांघिक प्रशिक्षण केन्द्र (092)

व्यावसायिक एवं सांघिक प्रशिक्षण केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक), कैन्टीन।

संगीत, नृत्य और नाट्य प्रशिक्षण केन्द्र (093)

संगीत, नृत्य एवं नाट्य प्रशिक्षण केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक), कैन्टीन, आडिटोरियम।

खेल-कूद प्रशिक्षण केन्द्र (094)

खेल-कूद प्रशिक्षण केन्द्र, आवासीय फ्लैट (रख-रखाव स्टाफ के लिये), खुदरा दुकानें (कन्फैक्शनरी, ग्रीसरी, एवं जनरल मर्चेन्ट), होस्टल, बैंक, डाकघर, कैन्टीन, इन्डोर एवं आउटडोर स्टेडियम, तैरने का तालाब, खेल मैदान।

मोटर ड्राइविंग प्रशिक्षण केन्द्र (095)

मोटर ड्राइविंग प्रशिक्षण केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक), सोफ्ट ड्रिक एवं स्नैक स्टाल।

वाल यातायात पार्क (096)

वाल यातायात पार्क, पहरा एवं निगरानी आवास (20 व. मी. तक), सोफ्ट ड्रिक एवं स्नैक स्टाल, संग्रहालय, आडिटोरियम।

संग्रहालय, प्रदर्शनी केन्द्र एवं चित्रशाला, आडिटोरियम एवं खुला थियेटर (097, 098, 099 एवं 100)

संग्रहालय, प्रदर्शनी केन्द्र एवं चित्रशाला, आडिटोरियम एवं खुला थियेटर, पहरा एवं निगरानी आवास (20 व. मी. तक), कैन्टीन।

समुदाय हाल (101)

समुदाय हाल, पहरा एवं निगरानी आवास (20 व. मी. तक), सोफ्ट ड्रिक एवं स्नैक स्टाल।

मेला मैदान (102)

मेला मैदान, आवासीय फ्लैट (रख-रखाव स्टाफ के लिये), प्रदर्शनी केन्द्र (प्रकृति में अस्थायी), रेस्टोरेंट, सोफ्ट ड्रिक एवं स्नैक स्टाल, पुलिस चौकी, अग्नि-स्मन चौकी, बैंक एक्सपेंशन काउंटर सुविधा, डाकघर काउंटर सुविधा।

सांस्कृतिक एवं सूचना केन्द्र (103)

सांस्कृतिक एवं सूचना केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक), होस्टल, कैन्टीन, बैंक एक्सपेंशन काउंटर सुविधा, आडिटोरियम (बैठने की क्षमता 500 तक), पुस्तकालय, प्रदर्शनी एवं चित्रशाला।

सामाजिक एवं सांस्कृतिक संस्थान (104)

सामाजिक एवं सांस्कृतिक संस्थान, पहरा एवं निगरानी आवास (20 व. मी. तक), सोफ्ट ड्रिक एवं स्नैक स्टाल, रेस्टोरेंट, कैन्टीन, बैंक एक्सपेंशन काउंटर सुविधा, आडिटोरियम, पुस्तकालय, संगीत, नृत्य एवं नाट्य प्रशिक्षण केन्द्र, संग्रहालय, प्रदर्शनी केन्द्र तथा चित्रशाला।

सुधारालय एवं अनाथालय (105 एवं 106)

सुधारालय एवं अनाथालय, आवासीय फ्लैट (रख-रखाव स्टाफ के लिये), होस्टल, कर्मिक सेवा दुकानें (15 व. मी. तक)।

## धार्मिक परिसर भवन (107)

- (1) मन्दिर
- (2) मस्जिद
- (3) चर्च
- (4) गुह्यद्वारा
- (5) सिनागॉग
- (6) आश्रम
- (7) स्नान-घाट
- (8) गौशाला
- (9) दरगाह
- (10) धर्मार्थ डिस्पेंसरी एवं पुस्तकालय

## योगा केन्द्र, मनन, आध्यात्मिक एवं धार्मिक प्रवचन केन्द्र (108)

योगा केन्द्र, मनन, आध्यात्मिक एवं धार्मिक प्रवचन केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक), होस्टल, सोफ्ट ड्रिंक एवं स्नैक स्टाल।

## पुलिस चौकी (109)

पुलिस चौकी।

## पुलिस स्टेशन (110)

पुलिस स्टेशन आवासीय फ्लैट (रख-रखाव स्टाफ के लिए)।

## जिला पुलिस कार्यालय एवं सिविल रक्षा तथा होम गार्ड (111 एवं 112)

जिला पुलिस कार्यालय एवं सिविल रक्षा तथा होम गार्ड, आवासीय फ्लैट (रख-रखाव स्टाफ के लिए), होस्टल, खेल मैदान।

## न्यायालयिक विज्ञान प्रयोगशाला (113)

न्यायालयिक विज्ञान प्रयोगशाला।

## जेल (114)

जेल

## अग्नि-शमन चौकी (115)

अग्नि-शमन चौकी

## अग्नि-शमन केन्द्र (116)

अग्नि शमन केन्द्र, आवासीय फ्लैट (रख-रखाव स्टाफ के लिये), होस्टल (कर्मचारियों के लिये), सर्विस वर्कशॉप।

## डाकघर, डाक-तार कार्यालय एवं बड़ा डाकघर (117, 118 तथा 119)

डाकघर, डाक-तार कार्यालय एवं बड़ा डाकघर, पहरा एवं निगरानी आवास (20 व. मी. तक), कैन्टीन।

## टेलीफोन केन्द्र (120)

टेलीफोन केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक) कैन्टीन।

## रेडियो एवं टेलीविजन केन्द्र (121)

रेडियो एवं टेलीविजन केन्द्र, पहरा एवं निगरानी आवास (20 व. मी. तक), होस्टल, कैन्टीन, पुस्तकालय।

## ट्रांसमिशन टावर (122)

ट्रांसमिशन टावर, पहरा एवं निगरानी आवास (20 व. मी. तक)।

## उपग्रह एवं दूर-संचार केन्द्र और वैद्यशाला तथा मौसम कार्यालय (123 एवं 124)

उपग्रह एवं दूर-संचार केन्द्र और वैद्यशाला तथा मौसम कार्यालय, आवासीय फ्लैट (रख-रखाव स्टाफ के लिये), कैन्टीन, अनुसंधान प्रयोगशाला।

## शवाधान भूमि, शमशान, कब्रिस्तान तथा विद्युत दाहगृह (125, 126, 127 तथा 128)

शवाधान भूमि, शमशान, कब्रिस्तान तथा विद्युत दाहगृह, लकड़ी, फूलों और सुगंधित सामग्री की खुदरा दुकानें, पहरा एवं निगरानी आवास (20 व. मी. तक)।

## फलोद्यान (129)

फलोद्यान, पहरा एवं निगरानी तथा रख-रखाव स्टाफ आवास (20 व. मी. तक)। सभी संरचनाएं अस्थायी प्रकार की होंगी।

## नर्सरी (130)

नर्सरी, पहरा एवं निगरानी आवास (20 व. मी. तक)।

सभी संरचनाएं अस्थायी प्रकार की होंगी।

## वन (131)

वन।

## डेयरी फार्म (132)

डेयरी फार्म, पहरा एवं निगरानी आवास (20 व. मी. तक)।

सभी संरचनाएं अस्थायी प्रकार की होंगी।

## पोल्ट्री फार्म (133)

पोल्ट्री फार्म, पहरा एवं निगरानी आवास (20 व. मी. तक)।

सभी संरचनाएं अस्थायी प्रकार की होंगी।

## सुअर-बाड़ा (134)

सुअर-बाड़ा शेड, पहरा एवं निगरानी आवास (20 व. मी. तक)।

सभी संरचनाएं अस्थायी प्रकार की होंगी।

## फार्म हाउस (135)

फार्म हाउस, पहरा एवं निगरानी आवास (20 व. मी. तक)।

सभी संरचनाएं अस्थायी प्रकार की होंगी।

## ग्रामीण केन्द्र (136)

ग्रामीण केन्द्र, खुदरा दुकान, मरम्मत दुकान, कार्मिक सेवा दुकान, साप्ताहिक बाजार, बैंक, व्यावसायिक कार्यालय, सिनेमा, रेस्टोरेंट, स्थानीय सरकारी कार्यालय, डिस्पेंसरी, क्लिनिक, नैदानिक प्रयोगशाला, अस्पताल, सीनियर सेकेंडरी स्कूल, पुस्तकालय, समुदाय भवन, पुलिस चौकी, अग्नि-शमन चौकी, डाक-घर

## टिप्पणियाँ :

- (1) पार्क, पार्किंग, सार्वजनिक सुविधाएं, सार्वजनिक उपयोगिता सभी परिसरों में अनुमत हैं, जहां आवश्यकता हो।
- (2) परिसरों को मिलाने के मामले में संबंधित उपयोग अनुमत है।
- (3) यदि उच्च क्रम के उपयोग परिसर अनुमत हों, तो उसी वर्ग के निचले क्रम के उपयोग परिसर भी अनुमत होंगे। उदाहरण के लिए, यदि पुलिस स्टेशन अनुमत है तो उसके स्थान पर पुलिस चौकी की अनुमति दी जा सकती है।
- (4) जो संरचना एक स्थान से दूसरे स्थान पर ले जाई जा सकती हो या हटाई जा सकती हो, जैसी भी स्थिति हो, वह स्थायी संरचना मानी जाएगी।

8 (4) उपयोग परिसरों के अंदर भवन / भवनों के लिए नियंत्रण : इन विनियमों का उद्देश्य उपयोग परिसरों के अंदर भवन/भवनों के लिए नियंत्रण की व्यवस्था करना है। भवन का आयतन अनुमत तल कवरेज, फर्श-क्षेत्रफल अनुपात तथा अधिकतम ऊंचाई द्वारा निर्धारित किया जाता है। लागू भवन उपविधि के अंतर्गत आने वाली और उसके द्वारा नियंत्रित आंतरिक व्यवस्था को छोड़कर तहखाना, सेटबैक, पार्किंग मानक और भवन अनुमति के लिए सम्बद्ध अन्य पहलुओं जैसे उपबंधों के

लिए अन्य नियंत्रण निर्धारित किए गए हैं। ये विनियम आवासीय, व्यावसायिक, विनिर्माण, सरकारी और सार्वजनिक एवं अर्ध-सार्वजनिक उपयोगों के महत्वपूर्ण उपयोग परिसरों के लिए बनाए गए हैं। शेष उपयोग परिसरों की किसी विशेष मामले में वास्तविक आवश्यकताओं और अन्य संबंधित मानदण्डों के आधार पर प्राधिकरण द्वारा जांच की जाएगी।

ऐतिहासिक स्मारकों और भवनों के इर्द-गिर्द के विकास पर इस प्रकार से नियंत्रण किया जाएगा जिससे उनका महत्व और बढ़े। विद्यमान विकास में आवासीय प्लॉटों पर अनुबंध 4 में दिए गए विनियम लागू होंगे।

कुछ परिसरों के लिए पाकिंग मानकों की सिफारिश की गई है। जहां इनकी व्यवस्था नहीं होगी, वहां वे प्रत्येक मामले के गुणवत्ता और आवश्यकताओं के अनुसार प्राधिकरण द्वारा निर्धारित किए जाएंगे।

जहां भी, प्लॉटों के विभिन्न वर्गों के अनुसार भवन विनियम दिए गए हैं वहां आवृत्त किया जाने वाला क्षेत्र और फर्श तल-क्षेत्र किसी भी हालत में निम्न वर्ग के प्लॉट के सब से बड़े साइज के लिए कमशः अनुमय आवृत्त क्षेत्र और फर्श-क्षेत्र से कम नहीं होना चाहिए। जहां भी तहखाना शर्तों सहित या शर्तों रहित अनुमत है, वहां उनकी व्यवस्था निदिष्ट की गई है। जहां मध्यतल फर्श की व्यवस्था है, वहां वह कुल फर्श-क्षेत्रफल अनुपात का भाग माना जाएगा। भवन की अधिकतम ऊंचाई पहुंचने की सड़क की केंद्रीय रेखा से मुंडेर की चोटी तक मानी जाएगी। मट्टी जल भण्डारण टैंक आदि जैसी संरचनाओं को इस प्रकार नियोजित किया जाएगा जिससे कि वह मुंडेर के पीछे रहे। उपयोग परिसरों के सभी वर्गों के विभिन्न साइज के प्लॉटों के लिए सेटबैक की व्यवस्था निम्नलिखित तालिका के अनुसार की जाएगी :-

क्र. सं.	प्लॉट का साइज वर्ग (चौ. मी. में)	सेट बैक		
		अग्र भाग	पिछला भाग	साइड साइड (1) (2)
1.	60 तक	0	0	0
2.	60 से अधिक और 150 तक	3	0	0
3.	150 से अधिक और 300 तक	3	3	0
4.	300 से अधिक और 500 तक	3	3	3
5.	500 से अधिक और 1000 तक	6	3	3
6.	1000 से अधिक और 2000 तक	9	3	3
7.	2000 से अधिक और 4000 तक	9	6	6
8.	4000 से अधिक और 10,000 तक	15	6	6
9.	10,000 से अधिक	15	9	9

(1) यदि प्लॉट साइज के विशेष वर्ग के निर्धारित सेटबैकों सहित अनुमय समावेशन की उपलब्धि नहीं होती तो पूर्वगामी वर्ग के सेटबैकों को अपनाया जाए।

(2) एक परिवार (1.3 इकाई) आवासीय प्लॉटों में पिछले सेटबैक पिछले भाग और साइडों में प्लॉटों के खुले प्रांगण के निकट कार्नेर में 2 मी. × 2 मी. के होंगे।

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#### आवासीय प्लॉट-समूह 1 आवास (001)

	(क) एक परिवार इकाई के लिये (1.3 इकाई)	(ख) परिवार के लिये	तीन इकाई
न्यूनतम प्लॉट साइज (व. मी.)	32	150	250 से अधिक
अधिकतम प्लॉट साइज (व. मी.)	80	250	350
मानक प्लॉट साइज (व. मी.)	72	180	—
तल कवरेज (%)	60	60	50
फर्श क्षेत्रफल अनुपात	150	150	125
अधिकतम ऊंचाई (मी.)	11	11	11

#### अन्य नियंत्रण:

(क) एक परिवार

इकाई (1.3 इकाई)

समीपस्थ प्लॉट के खुले प्रांगण के आगे पिछले कार्नेरों में से एक कार्नेर 2 मी. × 2 मी. का खुला प्रांगण होगा। यह शर्त लेआउट प्लान में निदिष्ट की जाएगी।

(2) प्लॉट अग्र चौड़ाई से गहराई अनुपात 1:2 से 3 होगा।

(3) एक नियमित रसोईघर और एक छोटे रसोईघर की अनुमति होगी।

(4) प्लॉट के अन्दर कम से कम एक छोटा पेड़ लगाने के लिये हरियाली के लिये खाली स्थान का 10% खंडजे बिना छोड़ना।

(ख) तीन परिवार इकाई के लिये :

(1) प्लॉट अग्र चौड़ाई से गहराई अनुपात 1:2 से 3 का रेंज में होगा।

(2) तीन नियमित रसोईघरों की अनुमति होगी।

(3) प्लॉट के अन्दर कम से कम एक छोटा पेड़ लगाने के लिये हरियाली के लिये खाली स्थान का 10% खंडजे बिना छोड़ना।

(ग) घनत्व निकालने के लिये आवासीय इकाई में 4.8 व्यक्तियों के रहने का स्थान होना चाहिये।

#### आवासीय प्लॉट-समूह 2 आवास (002)

	(क) 2000 से 4000 (व. मी.) तक के प्लॉटों के लिये	(ख) 4000 (व. मी.) से अधिक के प्लॉटों के लिये
1. तल कवरेज	33.33%	30%
2. फर्श-क्षेत्रफल अनुपात	100	130
3. अधिकतम ऊंचाई	11 मी.	26 मी.

#### अन्य नियंत्रण :

(क) 2000 से 4000 व. मी. तक के प्लॉटों के लिये

(1) अनुमत संजिलों की अधिकतम संख्या—तीन

(2) अनुमय घनत्व प्रति हेक्टेयर 120 आवासीय इकाई होगी।

- (3) भूदृश्य के लिये प्रति हैक्टेयर 100 वृक्ष लगाये जायेंगे और खाली स्थान का 40% हरियाली द्वारा आवृत किया जायेगा।
- (4) पाकिंग की व्यवस्था 50 व० मी० तक के फर्श-क्षेत्रफल की आवासीय इकाइयों के लिये प्रति आवासीय इकाई 0.28 कार स्थान की दर से 50 व० मी० से अधिक और 90 व० मी० तक के फर्श-क्षेत्रफल की आवासीय इकाइयों के लिये प्रति आवासीय इकाई 0.55 कार स्थान की दर से और 90 व० मी० से अधिक के फर्श-क्षेत्रफल की आवासीय इकाइयों के लिये प्रति इकाई 1.15 कार स्थान की दर से की जायेगी।

आवृत गैरेजों का क्षेत्रफल यदि उनकी व्यवस्था होगी, कुल पाकिंग आवश्यकता में से घटा दिया जायेगा।

(ख) 4000 व० मी० से अधिक के प्लॉटों के लिये।

- (1) अनुमत मंजिलों की अधिकतम संख्या—आठ।
- (2) अनुमेय घनत्व प्रति हैक्टेयर 120 आवासीय इकाइयां होंगी।
- (3) भूदृश्य के लिये प्रति हैक्टेयर 100 वृक्ष लगाये जायेंगे और खुले स्थान का 40% हरियाली द्वारा आवृत किया जायेगा।
- (4) आगे की ओर गली की न्यूनतम चौड़ाई—16 मी०।
- (5) पाकिंग की व्यवस्था 50 व० मी० तक के फर्श-क्षेत्रफल की आवासीय इकाइयों के लिये प्रति आवासीय इकाई 0.28 कार स्थान की दर से, 50 व० मी० से अधिक और 90 व० मी० तक के फर्श-क्षेत्रफल आवासीय की इकाइयों के लिये प्रति आवासीय इकाई 0.55 कार स्थान की दर से और 90 व० मी० से अधिक के फर्श-क्षेत्रफल की आवासीय इकाइयों के लिये प्रति इकाई 1.15 कार स्थान की दर से की जायेगी।

आवृत गैरेजों का क्षेत्रफल, यदि उनकी व्यवस्था होगी, कुल पाकिंग आवश्यकता में से घटा दिया जायेगा।

(ग) नई दिल्ली और सिविल लाइन्स के बंगला क्षेत्र के मामले में वर्तमान आवश्यकता को बनाये रखते हुए अलग विनियम बनाये जायें।

विदेशी मिशन (006)

तल कवरेज	: 25%
फर्श-क्षेत्रफल अनुपात	: 75
अधिकतम ऊँचाई	: 14 मी०

अन्य नियंत्रण :

- (1) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज की सीमा तक के लिये दी जायेगी और यदि वह पाकिंग और सर्विसिज के लिये प्रयोग किया जायेगा तो वह फर्श-क्षेत्रफल अनुपात से निकाल दिया जायेगा।

होस्टल (007)

न्यूनतम प्लॉट साइज	: 2000 व० मी०
तल कवरेज	: 33.33%
फर्श-क्षेत्रफल अनुपात	: 100
अधिकतम ऊँचाई	: 26 मी०

अन्य नियंत्रण :

- (1) अनुमत मंजिलों की अधिकतम संख्या—आठ
- (2) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज की सीमा तक दी जायेगी और वह केवल पाकिंग एवं सर्विसिज के लिये प्रयोग किया जायेगा और फर्श-क्षेत्रफल अनुपात में गिना नहीं जायेगा।
- (3) आगे की ओर न्यूनतम मार्गाधिकार —22 मी०

- (4) वृक्ष प्रति हैक्टेयर 125 वृक्ष की दर से लगाये जायेंगे और 50% अनुमेय खाली स्थान हरियाली से आवृत किया जायेगा। गैस्ट हाउस, बोर्डिंग हाउस एवं लौजिंग हाउस (008)

न्यूनतम प्लॉट साइज	: 500 व० मी०
तल कवरेज	: 33.33%
फर्श-क्षेत्रफल अनुपात	: 100
अधिकतम ऊँचाई	: 14 मी०

अन्य नियंत्रण :

- (1) अनुमत मंजिलों की अधिकतम संख्या—चार
- (2) आगे की ओर न्यूनतम मार्गाधिकार—22 मी०
- (3) 500 व० मी० तक के प्लॉट पर कम से कम दो वृक्ष और प्लॉट के प्रत्येक 100 व० मी० क्षेत्र के लिये अतिरिक्त एक वृक्ष सहित हरियाली के लिये खुले स्थान का 10% खंडजे रहित छोड़ने के लिये।

धर्मशाला, बारातघर और रैन बसेरा (009, 010 तथा 011)

न्यूनतम प्लॉट साइज	: 200 व० मी०
तल कवरेज	: 40%
फर्श-क्षेत्रफल अनुपात	: 80
अधिकतम ऊँचाई	: 11 मी०

अन्य नियंत्रण :

- (1) अनुमत मंजिलों की अधिकतम संख्या—दो
- (2) आगे की ओर न्यूनतम मार्गाधिकार—16 मी०
- (3) हरियाली के लिये खुले स्थान का 10% खंडजे रहित छोड़ने के लिये और 500 व० मी० तक के प्लॉट पर कम से कम दो वृक्ष और प्लॉट के प्रत्येक 100 व० मी० क्षेत्र के लिये अतिरिक्त एक वृक्ष लगाया जायेगा।

सुविधा खरीददारी (016)

न्यूनतम प्लॉट साइज	: 800 व० मी०
तल कवरेज	: 40%
फर्श-क्षेत्रफल अनुपात	: 40
अधिकतम ऊँचाई	: 5 मी०

अन्य नियंत्रण :

- (1) संरचना एक मंजिली होगी।
- (2) केन्द्र में फल और सब्जियों की दुकानों सहित 25 से 30 तक औपचारिक दुकानें और 10 से 20 तक अनीपचारिक दुकानें होंगी।
- (3) पाकिंग की व्यवस्था फर्श-क्षेत्रफल का प्रति 100 व० मी० 1.3 कार स्थान की दर से की जायेगी।

स्थानीय खरीददारी केन्द्र (017)

न्यूनतम प्लॉट साइज	: 3000 व० मी०
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(क) खुदरा एवं वाणिज्य

तल कवरेज	: 35%
फर्श-क्षेत्रफल अनुपात	: 100
अधिकतम ऊँचाई	: 14 मी०

अन्य नियंत्रण :

- (1) अनुमत मंजिलों की न्यूनतम संख्या—तीन
- (2) स्थानीय खरीददारी केन्द्र का 80% प्लॉट क्षेत्रफल खुदरा एवं वाणिज्य के लिये उपयोग किया जाये।



(3) केन्द्र में फल और सब्जी की दुकानों सहित 55 से 65 तक औपचारिक दुकानें और 25 से 30 तक अनौपचारिक दुकानें हो सकती हैं।

(4) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक दी जायेगी और यदि वह पार्किंग और सर्विसिज के लिये प्रयोग किया जायेगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जायेगा।

(5) पार्किंग की व्यवस्था फर्श-क्षेत्रफल का प्रति 100 व०मी० 1.7 कार स्थान की दर से की जायेगी।

(ख) सविस केन्द्र

स्थानीय खरददारी केन्द्र का 20% प्लॉट क्षेत्रफल सविस केन्द्र के लिये प्रयोग किया जायेगा। विनियम सविस केन्द्र के परिसर के अन्तर्गत अलग से दिये गये हैं।

समुदाय केन्द्र

न्यूनतम प्लॉट साइज : 25000 व०मी०

(क) खुदरा एवं वाणिज्य (सिनेमा)

तल कवरेज : 25%

फर्श-क्षेत्रफल अनुपात : 100

अधिकतम ऊंचाई : 14 मी०

अन्य नियंत्रण :

(1) अनुमत मंजिलों की अधिकतम संख्या—चार

(2) वांछनीय शहरी फार्म की उपलब्ध के लिये एक या दो विरिडों 26 मी० ऊंचाई होंगी।

(3) केन्द्र में 300 से 350 तक औपचारिक दुकानें, 125 से 150 अनौपचारिक दुकानें, 2 सिनेमा और एक होटल हो सकते हैं। होटल के विनियम होटल के परिसर के अन्तर्गत अलग से दिये गये हैं।

(4) समुदाय केन्द्र का 85% प्लॉट क्षेत्रफल खुदरा और वाणिज्य (सिनेमा) के लिये उपयोग किया जाये।

(5) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक दी जायेगी और यदि वह पार्किंग और सर्विसिज के लिये प्रयोग किया जायेगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जायेगा।

(6) वृक्ष प्रति हैक्टेयर 125 वृक्ष की दर से लगाये जायेंगे और खाली स्थान का 40% स्थान हरियाली से आवृत किया जायेगा।

(7) पार्किंग की व्यवस्था खुदरा का प्रति 100 व० मी० फर्श क्षेत्रफल 1.9 कार स्थान, वाणिज्य का प्रति 100 व०मी० फर्श-क्षेत्रफल 0.7 कार स्थान और सिनेमा के लिये प्रति 25 सीटें। कार स्थान की दर से की जायेगी।

(ख) फल और सब्जी बाजार

तल कवरेज : 40%

फर्श-क्षेत्रफल अनुपात : 40

अन्य नियंत्रण :

(1) समुदाय केन्द्र का 5% प्लॉट क्षेत्रफल फल और सब्जी बाजार के लिये उपयोग किया जाये।

(2) केन्द्र में 35 से 45 तक औपचारिक दुकानें और 40 से 50 तक अनौपचारिक दुकानें हो सकती हैं।

(3) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक दी जायेगी और यदि वह पार्किंग और सर्विसिज

के लिये प्रयोग किया जायेगा तो फर्श-क्षेत्रफल अनुपात में नहीं गिना जायेगा।

(4) वृक्ष प्लॉट का प्रति 100 व०मी० 2 वृक्ष की दर से लगाये जायेंगे और खाली स्थान का 40% हरियाली द्वारा आवृत किया जायेगा।

(5) पार्किंग की व्यवस्था फर्श-क्षेत्रफल का प्रति 100 व०मी० 0.7 कार स्थान की दर से की जायेगी।

(ग) सविस केन्द्र

समुदाय केन्द्र का 10% प्लॉट क्षेत्रफल सविस केन्द्र के लिये उपयोग किया जाये। विनियम सविस केन्द्र के परिसर के अन्तर्गत अलग से दिये गये हैं।

समुदाय केन्द्र की कवरेज, फर्श-क्षेत्रफल अनुपात का एककृत तरीके से उपयोग करके नियोजित किया जाये।

जिला केन्द्र

10% से 20% तक अतिरिक्त क्षेत्र की व्यवस्था जिला केन्द्र में एककृत तरीके से खाली स्थान रखने के लिये की जायेगी और वह तल कवरेज और फर्श-क्षेत्रफल अनुपात के लिये हिसाब में नहीं लिया जायेगा।

(क) खुदरा खरददारी (सिनेमा)

तल कवरेज : 30%

फर्श-क्षेत्रफल अनुपात : 75

अन्य नियंत्रण :

(1) अनुमत मंजिलों की संख्या—सोलह

(2) केन्द्र में 1600 से 2000 तक औपचारिक दुकानें, 750 से 950 तक अनौपचारिक दुकानें और 3 सिनेमा हाल होंगे।

(3) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक दी जायेगी और यदि वह पार्किंग और सर्विसिज के लिये प्रयोग किया जायेगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जायेगा।

(4) वृक्ष प्रति हैक्टेयर 125 वृक्ष की दर से लगाये जायेंगे और खुले स्थान का 40% हरियाली द्वारा आवृत किया जायेगा।

(5) पार्किंग की व्यवस्था खुदरा का प्रति 100 व०मी० फर्श-क्षेत्रफल 2.2 कार स्थान और सिनेमा का प्रति 25 सीटें। कार स्थान की दर से की जायेगी।

(ख) व्यावसायिक कार्यालय

तल कवरेज : 25%

फर्श-क्षेत्रफल अनुपात : 125

अन्य नियंत्रण :

(1) केन्द्र में 600 से 750 तक औपचारिक दुकानें, 250 से 350 तक अनौपचारिक दुकानें और 4 सिनेमा हाल हो सकते हैं।

(2) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक दी जायेगी और यदि वह पार्किंग और सर्विसिज के लिये प्रयोग किया जायेगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जायेगा।

(3) वृक्ष प्रति हैक्टेयर 125 वृक्ष की दर से लगाये जायेंगे और खाली स्थान का 40% हरियाली से आवृत किया जायेगा।

(4) पार्किंग की व्यवस्था व्यावसायिक कार्यालय का प्रति 100 व० मी० फर्श-क्षेत्रफल 0.7 कार स्थान और सिनेमा का प्रति 25 सीटें। कार स्थान की दर से की जायेगी।

## (ग) सविस् केन्द्र

सविस् केन्द्र के विनियम 'सविस् केन्द्र के परिसर के अन्तर्गत अलग से' दिये गये हैं।

## (घ) सुविधाएं

उसमें बस टर्मिनल, अग्नि-शमन चौकी, पुलिस चौकी, टेलीफोन केन्द्र, विद्युत् सब-स्टेशन, हॉंगे और उनके विनियम संबंधित परिसरों के अन्तर्गत अलग से दिये गये हैं।

## (च) सांस्कृतिक काम्प्लेक्स

तल कवरेज 25%

फर्श-क्षेत्रफल अनुपात 100

अन्य नियंत्रण :

(1) वृक्ष प्रति हेक्टेयर 125 वृक्ष की दर से लगाये जायेंगे और खाली स्थान का 40% हरियाली से आवृत किया जायेगा।

## (छ) होटल

विनियम होटल के परिसर के अन्तर्गत अलग से दिये गये हैं। जिला केन्द्र का नियोजन कवरेज और फर्श-क्षेत्रफल अनुपात का एककृत तरह से उपयोग करके किया जाये।

उप-केन्द्र व. व्यापार जिला

अनुमत अधिकतम ऊंचाई 26 मी० होगी और एक या दो भवनों की 50 मी० ऊंचाई हो सकती है।

(क) खुदरा खरीददारी (सिनेमा) (ख) व्यावसायिक कार्यालय

(ग) सविस् केन्द्र (घ) सुविधाएं (च) सांस्कृतिक काम्प्लेक्स और (छ) होटल के विनियम वहां होंगे, जो जिला केन्द्र में उल्लिखित हैं।

## (ज) थोक/भाण्डगार

थोक और भाण्डगार के परिसर के अन्तर्गत अलग से दिये गये विनियम लागू होंगे।

व्यावसायिक प्लाट—खुदरा एवं वाणिज्य

## (क) महानगरीय नगर केन्द्र

तल कवरेज 25%

फर्श-क्षेत्रफल अनुपात 250

अन्य नियंत्रण :

(1) ये विनियम कनाट प्लेस और उसके एक्स्टेंशन/महानगरीय नगर केन्द्र पर लागू होंगे।

(2) प्लाट का साइज व्यावसायिक क्षेत्र के ले-आउट पर निर्भर करेगा और कनाट प्लेस तथा उसके एक्सटेंशन में प्लाट के किसी उप-विभाजन की अनुमति नहीं दी जायेगी।

(3) अनुमत फर्श-क्षेत्रफल अनुपात शहरी डिजाइन अध्ययन के अधीन होगा।

(4) आगे की ओर 45 मी० चौड़ी सड़क वाले प्लाटों के मामले में सैटबैक इस प्रकार होंगी—अग्र भाग 15 मी०, पिछला भाग-6 मी०, साइड—4.5 मी०।

आगे की ओर 30 मी० या कम चौड़ी सड़क वाले प्लाटों के लिये सैटबैक इस प्रकार होंगी—अग्र भाग 12 मी०, पिछला भाग—6 मी०, साइड 4.5 मी०।

(5) पार्किंग की व्यवस्था खुदरा का फर्श-क्षेत्रफल प्रति 100 वर्गमी० 2.2 कार स्थान, सिनेमा की प्रति 25 सीटें। कार स्थान और व्यावसायिक कार्यालय का फर्श-क्षेत्रफल प्रति 100 वर्गमी० 0.7 कार स्थान की दर से की जायेगी।

## (ख) आसफ अली रोड

दिल्ली गेट-अजमेरी गेट स्कीम में व्यावसायिक पट्टी के रूप में दिखाये गये क्षेत्र के लिये निम्नलिखित विविध नियंत्रण विनियम होंगे—

तल कवरेज 80%

फर्श-क्षेत्रफल अनुपात 300

अधिकतम ऊंचाई 20 मी०

सैटबैक शून्य

अन्य नियंत्रण :

(1) फर्श-क्षेत्रफल अनुपात के निम्नलिखित वितरण (सहित अनुमत मंजिलों की अधिकतम संख्या पांच होगी) :—

निचली मंजिल 80

पहली मंजिल 70

दूसरी, तीसरी और चौथी मंजिल प्रत्येक 50

(2) तहखाने की अनुमति सविस् और रख-रखाव के लिये अधिकतम निचली मंजिल तक दी जायेगी और वह फर्श क्षेत्रफल अनुपात से निकाल दिया जायेगा।

(3) पार्किंग की व्यवस्था खुदरा व्यापार का फर्श क्षेत्रफल प्रति 100 वर्ग मी० 2.2 कार स्थान/सिनेमा का प्रति 25 सीटें, 1 कार स्थान और व्यावसायिक कार्यालय का फर्श-क्षेत्रफल प्रति 100 वर्गमी० 0.7 कार स्थान की दर से की जायेगी।

अश्वेणीवद व्यावसायिक केन्द्र

## (क) केन्द्रीय बाजार—लाजपत नगर

इस काम्प्लेक्स में दुमजिले निर्माण सहित विद्यमान तल कवरेज होगा। तहखाने की अनुमति नहीं दी जायेगी।

## (ख) आई०एन०ए० मार्केट

आई०एन०ए० में एक मंजिला नगरपालिका बाजार बने रहने दिया जायेगा। मुख्य नगरपालिका बाजार के इर्द-गिर्द अन्य दुकानों का उसी प्रकार के किसी एक्सटेंशन ब्लॉक में पुनर्गठन किया जाये। तल कवरेज अधिकतम 50% तक प्रतिबंधित किया जायेगा।

## (ग) सरोजिनी नगर बाजार

इस बाजार को विद्यमान स्थिति में रहने दिया जायेगा। किसी प्रकार के परिवर्धन और परिवर्तन की अनुमति नहीं दी जायेगी और अनधिकृत अधिकरणों को हटाया जायेगा।

## (घ) बाबा खंडगसिंह मार्ग पर स्टेट एम्पोरियम

इस काम्प्लेक्स का विकास पहले ही प्लान के अनुसार किया गया है, तथापि यह बिखरा सा लगता है। हस्तशिल्प की दुकानों की आवश्यकता पूर्ति के लिये एक मंजिले खरीददारी आंकड़े कनेक्शनों की व्यवस्था की जानी चाहिये।

## (च) पालिका बाजार कनाट प्लेस

यह एक भूमिगत खरीददारी केन्द्र है। तहखाने की सीमा का विस्तार नहीं किया जायेगा। बाजार के ऊपर बने पार्क में किसी अधिरचना का निर्माण नहीं किया जायेगा।

## (छ) सैन नसिग होम—बहादुरशाह जफर मार्ग

तल कवरेज और फर्श क्षेत्रफल अनुपात की सीमा वही रहेगी जो इस समय विद्यमान है।

## (ज) कमला मार्केट—अजमेरी गेट

विद्यमान नगरपालिका बाजार को बने रहने दिया जायेगा। नगरपालिका बाजार की कुर्सी-रेखा से आगे के अनधिकृत निर्माण संरचनाओं को हटा दिया जायेगा।

## (क्ष) आधुनिक खरीददारी केन्द्र—सीरी फोर्ट

तल कवरेज	: 25%
फर्श-क्षेत्रफल अनुपात	: 50
अधिकतम ऊँचाई	: 14 मी०

## अन्य नियंत्रण :

- (1) चूंकि यह अन्तर्राष्ट्रीय स्तर का आधुनिक खरीददारी केन्द्र होगा, इसलिये आन्तरिक भाग के कई प्रकार के स्तर हो सकते हैं तथापि सामान्यतः मंजिलों की संख्या दो तक प्रतिबंधित होगी।
- (2) फर्श-क्षेत्रफल अनुपात के अलावा दो तहखानों की अनुमति दी जायेगी। एक खरीददारी कार्य-कलाप के लिये और दूसरा पार्किंग तथा एयरकन्डिशनिंग, जेनरेटर आदि जैसी सविस्तिज के लिये।
- (3) खाली स्थान के 50% स्थान पर भूदृश्य का विकास किया जायेगा और वह अभ्यंतरीय और टैरेसों सहित उचित फार्म में एकीकृत किया जाता चाहिये।

## (1) महानगरीय यात्री टर्मिनल, औखला से संलग्न व्यावसायिक केन्द्र

तल कवरेज	: 25%
फर्श-क्षेत्रफल अनुपात	: 100
अधिकतम ऊँचाई	: 17 मी०

## अन्य नियंत्रण :

- (1) होटल और सिनेमा की अनुमति व्यावसायिक केन्द्र में दी जायेगी।
- (2) अनुमत मंजिलों की अधिकतम संख्या—चार
- (3) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक दी जायेगी और यदि वह पार्किंग और सविस्तिज के लिये प्रयोग किया जायेगा तो वह फर्श क्षेत्रफल अनुपात में नहीं गिना जायेगा।
- (4) वृक्ष प्रति हेक्टेयर 125 वृक्ष की दर से लगाये जायेंगे और खाली स्थान का 40% हरियाली से आवृत किया जायेगा।
- (5) पार्किंग की व्यवस्था खुदरा का प्रति 100 व०मी० फर्श क्षेत्रफल 1.9 कार स्थान और वाणिज्य का प्रति 100 व०मी० फर्श-क्षेत्रफल 0.7 कार स्थान की दर से की जायेगी। यदि व्यावसायिक केन्द्र में सिनेमा और होटल की व्यवस्था की जायेगी तो होटल का प्रति 100 व०मी० फर्श-क्षेत्रफल 2.4 कार स्थान और सिनेमा की प्रति 25 सीटें। कार स्थान की दर से अनिवार्य पार्किंग की व्यवस्था की जानी चाहिये।

## (ट) व्यावसायिक केन्द्र—ज०मी०बाई नगर

तल कवरेज	: 25%
फर्श-क्षेत्रफल अनुपात	: 100
अधिकतम ऊँचाई	: 14 मी०

## अन्य नियंत्रण :

- (1) व्यावसायिक केन्द्र में मुख्य रूप से व्यावसायिक कार्यालय होंगे।
- (2) अनुमत मंजिलों की अधिकतम संख्या—चार
- (3) वृक्ष प्रति हेक्टेयर 125 वृक्ष की दर से लगाये जायेंगे और खाली स्थान का 40% हरियाली से आवृत किया जायेगा।
- (4) पार्किंग की व्यवस्था प्रति 100 व०मी० फर्श क्षेत्रफल 0.7 कार स्थान की दर से की जायेगी।

## (ठ) व्यावसायिक केन्द्र—कापरनिक्स रोड

तल कवरेज	: 25%
फर्श-क्षेत्रफल अनुपात	: 50
अधिकतम ऊँचाई	: 11 मी०

## अन्य नियंत्रण :

- (1) अनुमत मंजिलों की अधिकतम संख्या—दो
- (2) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक दी जायेगी और यदि वह पार्किंग और सविस्तिज के लिये प्रयोग किया जायेगा तो वह फर्श क्षेत्रफल अनुपात में नहीं गिना जायेगा।
- (3) वृक्ष प्रति हेक्टेयर 150 वृक्ष की दर से लगाए जायेंगे और और खाली स्थान का 50% हरियाली से आवृत किया जायेगा। विद्यमान वृक्ष नहीं काटे जाने चाहिये।
- (4) पार्किंग की व्यवस्था प्रति 100 व०मी० फर्श-क्षेत्रफल 0.7 कार स्थान की दर से की जायेगी।

## (ड) व्यावसायिक केन्द्र—तेहलू नगर (रिंग रेल के निकट)

तल कवरेज	: 25%
फर्श-क्षेत्रफल अनुपात	: 150
अधिकतम ऊँचाई	: 26 मी०

## अन्य नियंत्रण :

- (1) व्यावसायिक केन्द्र में केवल व्यावसायिक कार्यालय होंगे।
- (2) अनुमत मंजिलों की अधिकतम संख्या आठ होंगी और एक या दो संरचनाएँ सोलह मंजिलों हो सकती हैं। इसमें अधिकतम ऊँचाई के लिए 50 मी० तक की छूट दी जाएगी।
- (3) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक दी जायेगी और यदि वह पार्किंग और सविस्तिज के लिए प्रयोग किया जायेगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जायेगा।
- (4) वृक्ष प्रति हेक्टेयर 125 वृक्ष की दर से लगाए जायेंगे और खाली स्थान का 40% हरियाली से आवृत किया जायेगा।
- (5) पार्किंग की व्यवस्था प्रति 100 व०मी० फर्श-क्षेत्रफल 0.7 कार स्थान की दर से की जायेगी।
- (6) प्रेस-क्षेत्र बहादुर शाह जकर मार्ग—बहादुरशाह जकर मार्ग के पूर्वी ओर का क्षेत्र, जहाँ समाचार-पत्र प्रेस और कार्यालय स्थित हैं, उपयोग जोन सी। अर्थात् सामान्य व्यापार एवं वाणिज्य के अन्तर्गत आयेगा और उसके निम्नलिखित भवन नियंत्रण विनियम होंगे—

तल कवरेज	: 80%
फर्श-क्षेत्रफल अनुपात	: 300
अधिकतम ऊँचाई	: 20 मी०
सेटबैक	: शून्य

## अन्य नियंत्रण :

- (1) अनुमत मंजिलों की अधिकतम संख्या फर्श-क्षेत्रफल अनुपात के निम्नलिखित वितरण सहित पांच होंगी—
- |                                    |      |
|------------------------------------|------|
| निचली मंजिल                        | : 80 |
| पहली मंजिल                         | : 70 |
| दूसरी तीसरी और चौथी मंजिल प्रत्येक | : 50 |

- (2) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक सर्विसिज और रख-रखाव के लिए दी जाएगी और वह फर्श क्षेत्रफल अनुपात से निकाल दिया जाएगा।

- (3) पार्किंग की व्यवस्था प्रति 100 व.मी. फर्श-क्षेत्रफल 0.7 कार स्थान की दर से की जाएगी।

उपर्युक्त व्यावसायिक केन्द्रों के अलावा किन्हीं विशेष कारणों से प्राधिकरण किसी भी व्यावसायिक केन्द्र/केन्द्र या उसके किसी भाग को अग्नेयीवद्ध व्यावसायिक केन्द्र के रूप में घोषित कर सकता है और वह उन विनियमों का निर्धारण कर सकता है, जो कार्य और पर्यावरण के अनुकूल होंगे।

शोक व्यापार/भाण्डागार

(एकीकृत विकास)

(019 तथा 020)

न्यूनतम प्लॉट साइज	: 10000 व. मी.
तल कवरेज	: 20%
फर्श क्षेत्रफल अनुपात	: 60
अधिकतम ऊंचाई	: 14 मी.

अन्य नियंत्रण :

- (1) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक दी जाएगी और यदि वह पार्किंग और सर्विसिज के लिए प्रयोग किया जाएगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जाएगा।
- (2) अनुमत मंजिलों की अधिकतम संख्या—तीन।
- (3) वृक्ष प्रति हेक्टेयर 150 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 20% हरियाली से आवृत किया जाएगा।
- (4) पार्किंग की व्यवस्था कर्मचारियों और आगंतुकों की पार्किंग के लिए प्रति 100 व.मी. फर्श-क्षेत्रफल 1.23 कार स्थान की दर से की जाएगी।

अतिरिक्त पार्किंग की व्यवस्था माल चढ़ाने और उतारने के लिए प्रति 100 व.मी. फर्श क्षेत्रफल 2 ट्रकों के लिए स्थान की दर से की जाएगी।

होटल

(032)

तल कवरेज	: 30%
फर्श-क्षेत्रफल अनुपात	: 150
अधिकतम ऊंचाई	: 50 मी.

अन्य नियंत्रण :

- (1) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक के लिए दी जाएगी और यदि वह पार्किंग और सर्विसिज के लिए प्रयोग किया जाएगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जाएगा।
- (2) फर्श-क्षेत्रफल अनुपात का 5% होटल के कार्य से संबंधित व्यावसायिक स्थान के लिए उपयोग किया जा सकता है।
- (3) वृक्ष प्रति हेक्टेयर 125 वृक्ष की दर से लगाए जाएंगे और खाली स्थान का 40% हरियाली से आवृत किया जाएगा।
- (4) पार्किंग की व्यवस्था फर्श-क्षेत्रफल का प्रति 100 व.मी. 2.4 कार स्थान की दर से की जाएगी। खुली पार्किंग खुले क्षेत्र का 50% की सीमा तक सीमित की जाएगी।

प्लैटफॉर्म समूह उद्योग

(034)

न्यूनतम प्लॉट साइज	: 2000 व. मी.
तल कवरेज	: 30
फर्श-क्षेत्रफल अनुपात	: 120

अन्य नियंत्रण :

- (1) अनुमत मंजिलों की अधिकतम संख्या—चार।
- (2) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक के लिए दी जाएगी और यदि वह पार्किंग और सर्विसिज के लिए प्रयोग किया जाएगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जाएगा।
- (3) वृक्ष प्रति हेक्टेयर 150 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 20% हरियाली से आवृत किया जाएगा।

सर्विस केन्द्र

(035)

(क) स्थानीय खरीददारी केन्द्र के भाग के रूप में

न्यूनतम प्लॉट साइज	: 1000 व. मी.
तल कवरेज	: 25%
फर्श क्षेत्रफल अनुपात	: 25
अधिकतम ऊंचाई	: 5 मी.

अन्य नियंत्रण :

- (1) संरचनाएं एक मंजिली होंगी।
- (2) सर्विस केन्द्र में 15 औपचारिक दुकानें, 7 अनौपचारिक दुकानें और 1 ई.एस.एस. हो सकते हैं।
- (3) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक के लिए दी जाएगी और यदि वह पार्किंग और सर्विसिज के लिए प्रयोग किया जाएगा तो वह फर्श क्षेत्रफल अनुपात में नहीं गिना जाएगा।
- (4) वृक्ष प्रति 100 व.मी. 2 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 20% हरियाली से आवृत किया जाएगा।
- (ख) समुदाय केन्द्र के भाग के रूप में—

न्यूनतम प्लॉट साइज	: 6200 व. मी.
तल कवरेज	: 25%
फर्श क्षेत्रफल अनुपात	: 50
अधिकतम ऊंचाई	: 11 मी.

अन्य नियंत्रण :

- (1) अनुमत मंजिलों की अधिकतम संख्या—दो।
- (2) इसमें 30 औपचारिक दुकानें, 15 अनौपचारिक दुकानें, 2 गैस गोदाम, 1 पेट्रोल पम्प, 1 ई.एस.एस. और ऊपर की मंजिल पर व्यावसायिक कार्यालय हो सकते हैं।

शीतागार की अनुमति 15 मी. की अधिकतम ऊंचाई तक के लिए दी जाएगी।

- (3) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक के लिए दी जाएगी और यदि वह पार्किंग और सर्विसिज के लिए प्रयोग किया जाएगा तो वह फर्श क्षेत्रफल अनुपात में नहीं गिना जाएगा।

- (4) वृक्ष प्रति हेक्टेयर 150 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 20% हरियाली से आवृत किया जाएगा।

- (ग) जिला केन्द्र/उप केन्द्रीय व्यापार जिला केन्द्र के भाग के रूप में सर्विस केन्द्र

न्यूनतम प्लॉट साइज : 24000 व. मी.

तल कवरेज : 25%

फर्श-क्षेत्रफल अनुपात : 50

अधिकतम ऊंचाई : 14 मी.

अन्य नियंत्रण :

- (1) अनुमत मंजिलों की न्यूनतम संख्या—तीन
- (2) सर्विस केन्द्र में 100 औपचारिक दुकानें, 50 अनौपचारिक दुकानें, 2 पेट्रोल पम्प और ऊपर की मंजिल पर व्यावसायिक कार्यालय हो सकते हैं।

शीतागार की अनुमति 15 मी. की अधिकतम ऊंचाई तक के लिए दी जाएगी।

- (3) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक के लिए दी जाएगी और यदि वह पार्किंग और सर्विसिज के लिए प्रयोग किया जाएगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जाएगा।

- (4) वृक्ष प्रति हेक्टेयर 150 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 20% हरियाली से आवृत किया जाएगा।

औद्योगिक प्लॉट—हल्के एवं सर्विस उद्योग

(036)

न्यूनतम प्लॉट साइज : 100 एम<sup>2</sup>

क्र.सं.	प्लॉट साइज (व.मी.)	तल कवरेज (%)	फर्श-क्षेत्रफल अनुपात
1.	100 से 400 तक	60%	120
2.	400 से अधिक और 1000 तक	50%	120
3.	1000 से अधिक	40%	80

अन्य नियंत्रण :

- (1) अनुमत अधिकतम मंजिलें तहखाना निचली मंजिल और पहली मंजिल होंगी। तहखाना निचली मंजिल के नीचे और अधिकतम तल कवरेज तक होना चाहिए और वह फर्श-क्षेत्रफल अनुपात में गिना जाएगा।

- (2) मध्यतल की अनुमति नहीं दी जाएगी।

- (3) महानगरीय नगर केन्द्र में सर्विस उद्योग के मामले में अनुमत फर्श-क्षेत्रफल अनुपात 150 होगा।

- (4) 1000 व.मी. तक के प्लॉटों में वृक्ष प्रति 100 व. मी. 2 वृक्ष की दर से लगाए जाएंगे।

1000 व.मी. से अधिक के प्लॉटों के मामलों में वृक्ष प्रति 200 व.मी. 3 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 20% हरियाली से आवृत किया जाएगा।

उद्योग दुकान प्रकृति

न्यूनतम प्लॉट : 30 व.मी.

प्लॉट साइज (व.मी.)	तल कवरेज (%)	फर्श-क्षेत्रफल अनुपात
30 से 50 तक	100%	200

अन्य नियंत्रण :

- (ख) अनुमत अधिकतम मंजिलें निचली मंजिल और पहली मंजिल होंगी।

- (2) तहखाना और मध्यतल की अनुमति नहीं दी जाएगी।

विस्तृत उद्योग (037)

न्यूनतम प्लॉट साइज : 400 व.मी.

क्र.सं.	प्लॉट साइज (व.मी.)	तल कवरेज	फर्श-क्षेत्रफल अनुपात
1.	400 से 4000 तक	50%	50
2.	4000 से अधिक और 12000 तक	45%	45
3.	12000 से अधिक और 28,000 तक	40%	40
4.	28,000 से अधिक	30%	30

अन्य नियंत्रण :

- (1) तहखाने की अनुमति निचली और अधिकतम तल कवरेज तक के लिए दी जाएगी और फर्श-क्षेत्रफल अनुपात में गिना जाएगा।

- (2) मध्यतल की अनुमति नहीं दी जाएगी।

- (3) 1000 व.मी. तक के प्लॉटों में वृक्ष प्रति 100 व.मी. 2 वृक्ष की दर से लगाए जाएंगे।

1000 व.मी. से अधिक के प्लॉटों के मामलों में वृक्ष प्रति 200 व.मी. 3 वृक्ष लगाए जाएंगे और खुले स्थान का 20% हरियाली से आवृत किया जाएगा।

सरकारी कार्यालय एकीकृत कार्यालय काम्प्लैक्स

(066, 067, 068 एवं 070)

न्यूनतम प्लॉट साइज : 10,000 व.मी.

तल कवरेज : 25%

फर्श-क्षेत्रफल अनुपात : 150

अधिकतम ऊंचाई : 26 मी.

अन्य नियंत्रण :

- (1) एकीकृत कार्यालय काम्प्लैक्स में केन्द्रीय सरकार के कार्यालय स्थानीय सरकार के कार्यालय, सार्वजनिक उपक्रम कार्यालय और न्यायालय शामिल हैं।

- (2) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक के लिए दी जाएगी और यदि वह पार्किंग और सर्विसिज के लिए प्रयोग किया जाएगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जाएगा।

- (3) वृक्ष प्रति हेक्टेयर 125 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 40% हरियाली से आवृत किया जाएगा।

- (4) पार्किंग की व्यवस्था फर्श-क्षेत्रफल का प्रति 100 व.मी. 1.7 कार स्थान की दर से की जाएगी और वह आवृत या खुली हो सकती है।

अस्पताल

(072)

न्यूनतम प्लॉट साइज : 6000 व.मी.

तल कवरेज : 25%

फर्श-क्षेत्रफल अनुपात : 100

अधिकतम ऊंचाई : 26 मी.

## अन्य नियंत्रण :

- (1) कुल क्षेत्र का 25% अनिवार्य स्टाफ के आवास के लिए उपयोग किया जा सकता है। इस प्रकार के मामले में समूह आवास का तल कवरेज, फर्श-क्षेत्रफल और अधिकतम ऊंचाई आवास के लिए निर्धारित क्षेत्र पर लागू होगी।
- (2) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक के लिए दी जाएगी और यदि वह पार्किंग और सर्विसिज के लिए प्रयोग किया जाएगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जाएगा।
- (3) वृक्ष प्रति हेक्टेयर 125 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 50% हरियाली से आवृत किया जाएगा।
- (4) पार्किंग की व्यवस्था 80—200 बिस्तर वाले अस्पताल के लिए 5 बिस्तर/कार स्थान की दर से, 200—500 बिस्तर वाले अस्पताल के लिए 6 बिस्तर/1 कार स्थान की दर से और 500 बिस्तर से अधिक क्षमता के अस्पताल के लिए 7 बिस्तर/1 कार स्थान की दर से की जाएगी।
- (5) आगे का सैटबैक न्यूनतम 30 मी. होगा।

## स्वास्थ्य केन्द्र/नर्सिंग होम

(073 एवं 074)

न्यूनतम प्लॉट साइज	: 2000 व.मी.
तल कवरेज	: 33.33%
फर्श-क्षेत्रफल अनुपात	: 100
अधिकतम ऊंचाई	: 14 मी.

## अन्य नियंत्रण :

वृक्ष प्लॉट क्षेत्रफल का प्रति 100 व.मी. 2 वृक्ष की दर से लगाए जाएंगे।

## नर्सरी स्कूल

(080)

न्यूनतम प्लॉट साइज	: 500 व.मी.
तल कवरेज	: 35%
फर्श-क्षेत्रफल अनुपात	: 70
अधिकतम ऊंचाई	: 11 मी.

## अन्य नियंत्रण :

- (1) अनुमत मंजिलों की अधिकतम संख्या—दो।
- (2) वृक्ष प्लॉट क्षेत्रफल का प्रति 100 व.मी. 2 वृक्ष की दर से लगाए जाएंगे।

## प्राइमरी स्कूल

(081)

न्यूनतम प्लॉट साइज	: 3000 व.मी.
तल कवरेज	: 33%
फर्श-क्षेत्रफल अनुपात	: 100

## अन्य नियंत्रण :

- (1) क्षेत्र का 50% खेल-मैदान के लिए प्रयोग किया जाएगा, जो न्यूनतम 18 मी. × 36 मी. का प्रभावी खेल क्षेत्र होगा और प्लान में निदिष्ट किया जाएगा।
- (2) फर्श-क्षेत्रफल अनुपात और कवरेज स्कूल बिल्डिंग के निर्धारित क्षेत्र के अनुसार निकाले जाएंगे।
- (3) वृक्ष प्रति हेक्टेयर 125 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 50% हरियाली से आवृत किया जाएगा।

## सेकेंडरी स्कूल/सीनियर सेकेंडरी स्कूल/एकीकृत स्कूल/एकीकृत आवासीय स्कूल

(082, 083, 084 एवं 085)

तल कवरेज	: 30%
फर्श-क्षेत्रफल अनुपात	: 120
अधिकतम ऊंचाई	: 14 मी.

## अन्य नियंत्रण :

- (1) कवरेज तथा फर्श-क्षेत्रफल अनुपात शैक्षिक बिल्डिंग के लिए निर्धारित क्षेत्र के अनुसार निकाले जाएंगे।
- (2) सेकेंडरी स्कूल/सीनियर सेकेंडरी स्कूल/एकीकृत स्कूल में प्लॉट क्षेत्रफल का 60% खेल-मैदान के लिए उपयोग किया जाएगा, जो न्यूनतम 67.5% मी. × 26 मी. का प्रभावी खेल क्षेत्र होगा। सेकेंडरी स्कूल बिल्डिंग/सीनियर स्कूल बिल्डिंग/एकीकृत स्कूल बिल्डिंग के लिए क्षेत्र प्लान में अलग से दिखाया जाएगा।
- (3) एकीकृत आवासीय स्कूल के मामले में प्लॉट क्षेत्र का 60% खेल-मैदान के लिए उपयोग किया जाएगा और प्लॉट क्षेत्र का 15% अनिवार्य स्टाफ के आवास के लिए उपयोग किया जा सकता है। समूह आवास का कवरेज, फर्श-क्षेत्रफल अनुपात, अधिकतम ऊंचाई आदि आवासीय उद्देश्यों के लिए निर्धारित क्षेत्र पर लागू होंगे।
- (4) वृक्ष प्रति हेक्टेयर 125 वृक्ष की दर से लगाए जाएंगे और खाली स्थान का 50% हरियाली से आवृत किया जाएगा।

## कालिज

(086)

तल कवरेज	: 25%
फर्श-क्षेत्रफल अनुपात	: 100
अधिकतम ऊंचाई	: 14 मी.

## अन्य नियंत्रण :

- (1) कवरेज और फर्श-क्षेत्रफल अनुपात कालिज बिल्डिंग के लिए निर्धारित क्षेत्र के अनुसार निकाले जाएंगे।
- (2) प्लॉट का 60% खेल-मैदान के लिए प्रयोग किया जाएगा और प्लान में दिखाया जाएगा।
- (3) प्लॉट के क्षेत्र का 25% स्टाफ के आवास के लिए उपयोग किया जा सकता है और समूह आवास के विनियम ऐसे क्षेत्र पर लागू होंगे।
- (4) वृक्ष प्रति हेक्टेयर 125 वृक्ष की दर से लगाए जाएंगे और खुले क्षेत्र का 50% हरियाली से आवृत किया जाएगा।

## आर्टिटेरियम/समुदाय भवन

(099 तथा 101)

तल कवरेज	: 35%
फर्श-क्षेत्रफल अनुपात	: 100
अधिकतम ऊंचाई	: 17 मी.

## अन्य नियंत्रण :

- (1) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कवरेज तक के लिए दी जाएगी और यदि वह पार्किंग और सर्विसिज के लिए प्रयोग किया जाएगा तो वह फर्श-क्षेत्रफल अनुपात में नहीं गिना जाएगा।
- (2) वृक्ष प्लॉट के प्रति 100 व.मी. 2 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 50% हरियाली से आवृत किया जाएगा।

## धार्मिक परिसर

(107)

तल कबरेज	: 35%
फर्श-क्षेत्रफल अनुपात	: 70
अधिकतम ऊंचाई	: 11 मी.

## अन्य नियंत्रण :

- (1) बिल्डिंग सहित गुम्बद, झट्टा, टावर-शिखर आदि की ऊंचाई 17 मीटर से अधिक नहीं होगी।
- (2) पार्किंग की व्यवस्था परिसर के अन्दर की जाएगी और प्लान में दिखाई जाएगी।

## पुलिस चौकी

(109)

तल कबरेज	: 35%
फर्श-क्षेत्रफल अनुपात	: 70
अधिकतम ऊंचाई	: 14 मी.

## अन्य नियंत्रण :

तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कबरेज तक के लिए दी जाएगी और वह फर्श-क्षेत्रफल अनुपात में गिना जाएगा।

## पुलिस स्टेशन/अग्नि-शमन चौकी/अग्नि-शमन केन्द्र

(110, 115 एवं 116)

तल कबरेज	: 25%
फर्श-क्षेत्रफल अनुपात	: 100
अधिकतम ऊंचाई	: 17 मी.

## अन्य नियंत्रण :

- (1) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कबरेज तक के लिए दी जाएगी और वह फर्श-क्षेत्रफल अनुपात में गिना जाएगा।
- (2) प्लॉट क्षेत्रफल का 25% स्टाफ आवास के लिए उपयोग किया जा सकता है और समूह आवास के विनियम आवास के लिए निर्धारित क्षेत्र पर लागू होंगे।
- (3) वृक्ष फर्श-क्षेत्रफल का प्रति 100 वर्ग मी. 2 वृक्ष की दर से लगाए जाएंगे।

## डाक-तार कार्यालय/प्रधान डाक-घर

(118 एवं 119)

तल कबरेज	: 25%
फर्श-क्षेत्रफल अनुपात	: 100
अधिकतम ऊंचाई	: 17 मी.

## अन्य नियंत्रण :

- (1) तहखाने की अनुमति निचली मंजिल के नीचे और अधिकतम तल कबरेज तक के लिए दी जाएगी और वह फर्श-क्षेत्रफल अनुपात में गिना जाएगा।
- (2) वृक्ष फर्श-क्षेत्रफल का प्रति 100 वर्ग मी. 2 वृक्ष की दर से लगाए जाएंगे और खुले स्थान का 50% हरियाली से आवृत किया जाएगा।

## खण्ड 9.0

## विशेष क्षेत्र विनियम

प्लान पर परिभाषित विशेष क्षेत्र, जो विकास संहिता के अंतर्गत घोषित किया जाएगा, लगभग 2600 हेक्टेयर है। विशेष क्षेत्र चार

अलग भागों में विभाजित किया गया है—(क) चार-दीवारी का शहर (ख) करोल बाग (ग) विशेष उपयोग जोन क्षेत्र और (घ) ग्राहरी नवीकरण क्षेत्र। ये चार भाग विशेष क्षेत्र प्लान पर स्पष्ट रूप से दिखाए गए हैं।

## (क) चार-दीवारी का शहर :

1. उपयोग परिसरों में उपयोग/उपयोग कार्य-कलाप की अनुमति।

- (1) अन्य अनुकूल उपयोगों का प्रतिस्थापन करने, के लिए हानिकार उद्योग और खतरनाक व्यापार (अनुबन्ध 5 पर दी गई सूची) तुरन्त अधिकतम पांच वर्ष की अवधि के अन्दर चार-दीवारी के शहर से स्थानान्तरित कर दिए जाएंगे।
- (2) अस्पताल, डिस्पेंसरियां, कालिज, स्कूल, पुलिस स्टेशन, अग्नि-शमन केन्द्र, डाक-घर, स्थानीय सरकारी कार्यालय, धार्मिक स्थान आदि जैसे सार्वजनिक और अर्द्ध-सार्वजनिक उपयोग और सेवाएं अपनी वर्तमान अवस्थितियों में बनी रहेंगी। कोई भी परिवर्तन या परिवर्धन योजना में निर्धारित समग्र नीती व्यवस्था के अनुसार किया जाएगा।

2. उपयोग परिसर के अन्दर बिल्डिंग/बिल्डिंगों के लिए नियंत्रण परम्परागत क्षेत्रों में परिसरों के लिए भवन अनुमति निम्नलिखित मार्ग-निर्देशक रेखाओं के अनुसार दी जाएगी :

तल कबरेज	: 80 प्रतिशत
फर्श-क्षेत्रफल अनुपात	: 200
अधिकतम ऊंचाई	: 12 मी.
सिटबैक	: शून्य
कुर्सी	: 0.5 से 2.0 मी. तक

## अन्य नियंत्रण :

- (1) बिल्डिंग के पुनर्निर्माण की अनुमति व्यावहारिक रूप से विद्यमान फार्म और स्टाइल में करने के लिए दी जाएगी।
- (2) परम्परागत सजावट की विशेषताओं सहित बिल्डिंग के निर्माण की अनुमति ईंटों या ईंटों की टाइलों, पत्थर, ढलवां लोहा और लकड़ी जैसी बिल्डिंग-सामग्री सहित दी जाएगी।
- (3) प्रस्तावित निर्माण के लिए बिल्डिंग प्लान प्रस्तुत करते समय (छज्जे, खम्बे, कानिस, खिड़कियां, प्रक्षेपण, लोहे और पत्थर की जालियों का विवरण जैसी) वास्तुशिल्पीय विशेषताएं स्पष्ट करते हुए, ऊंचाई और भागों सहित विद्यमान सभी तलों के विद्यमान प्लान आवेदक द्वारा प्रस्तुत किए जायेंगे, जो नए निर्माण के अपनाए जाते हों।

3. चार-दीवारी शहर के अन्दर उपनिवेशी और आजादी के बाद की अवधि से सम्बन्धित परम्परागत विकास के अलावा अन्य विकास कार्य हैं। सम्यन्धित विकास के लिए अपनाए जाने वाले बिल्डिंग नियंत्रण विनियम निम्नलिखित होंगे :—

- (1) दरियामंज : ले-आउट प्लान एक बार प्राधिकरण द्वारा स्वीकृत होने और विकास संहिता के अनुसार घोषित होने के बाद विकास-कार्य करने का आधार बन जाएगा। बिल्डिंग नियंत्रण विनियम वही होंगे, जो विद्यमान आवासीय क्षेत्रों के बिल्डिंग नियंत्रण विनियम के अध्याय में दिए गए हैं।
- (2) लाजपत राय मार्किट : चान्दनी चौक के दोनों ओर की एक मंजिली मार्किट बनी रहेगी।
- (3) जामा मस्जिद का निकटवर्ती स्कूल, प्रेजेन्टेशन कान्स्टेबल स्कूल एवं चर्च, कश्मीरी गेट का चर्च, पुराना हिन्दू कालिज बिल्डिंग

कोम्प्लैक्स में म्युनिसिपल कार्यालय जैसे विमुक्त उपयोग परिसर विद्यमान बिल्डिंग आयतन में बने रहने दिए जायेंगे। किसी भी परिवर्धन या परिवर्तन की जाँच संरक्षण की समग्र नीति व्यवस्था के अन्दर प्राधिकरण द्वारा की जाएगी।

#### (ख) करोल बाग

- (1) फेज रोड, देशबन्धु गुप्ता रोड, स्वामी दयानन्द सरस्वती मार्ग, आर्य समाज रोड, गुरु नानक रोड, टैक रोड, गुरु रविदास मार्ग, (न्यू पूसा रोड), रामजस रोड तक जाने वाली रोड, रंकिम चन्द चटर्जी मार्ग, पूसा लेन तक ले जाने वाली रोड, पूसा रोड, गुब्बारा रोड, आर्य समाज रोड और फेज रोड को वापस आदि मार्गों से घिरे हुए क्षेत्र में अवांस्त को छोड़कर अन्य उपयोगों—जिनके नाम हैं—खुदरा, मरम्मत एवं कार्मिक सेवा डुकान, व्यावसायिक कार्यालय, बैंक और स्थानीय सरकारी कार्यालय को उन सभी प्लॉटों की निचली मंजिल पर अनुमति दी जाएगी, जिनके आगे ने सड़कें हों जो 18 मी. से कम मार्गाधिकार की न हों इसी प्रकार की शर्तों सहित इन उपयोगों की अनुमति देशबन्धु गुप्ता रोड के दूसरी ओर भी एक प्लाट डैप्थ तक दी जाएगी। अस्पताल, डिस्पेंसरियाँ, काजिल, स्कूल, पुलिस स्टेशन, अग्नि-शमन केन्द्र, डाक-घर, स्थानीय सरकारी कार्यालय, धार्मिक स्थान आदि जैसे सार्वजनिक और अर्द्ध-सार्वजनिक उपयोगों और सेवाओं को उनकी वर्तमान अवस्थितियों में बने रहने दिया जाएगा। इसमें कोई भी परिवर्तन या परिवर्धन योजना में निर्धारित समग्र नीति व्यवस्था के अनुसार किया जाएगा।

- (2) देशबन्धु गुप्ता रोड, गुब्बारा रोड, टैक रोड और सरस्वती मार्ग द्वारा घिरे हुए क्षेत्र में उपर्युक्त उपयोग सभी प्लॉटों पर अनुमत है, यदि क्षेत्र के लिए तैयार की जाने वाली विस्तृत शहरी डिजाइन परियोजना के अनुसार बाद में आवश्यकता पड़ने पर सड़क को चौड़ा करने के लिए पर्याप्त स्थान छोड़ा गया हो। चार-दीवारी शहर के लिए निर्धारित सार्वजनिक और अर्द्ध-सार्वजनिक तथा सेवाओं का खण्ड इस क्षेत्र पर भी लागू होगा।

#### 2. उपयोग परिसरों के अन्दर बिल्डिंग/बिल्डिंगों के लिए नियंत्रण

तल कवरेज	: 80 प्रतिशत
फर्श-क्षेत्रफल अनुपात	: 200
अधिकतम ऊँचाई	: 11 मी.
सेटबैक	: शून्य

#### अन्य नियंत्रण:

प्रत्येक परिसर में खुला प्रांगण इस प्रकार नियोजित किया जाएगा कि वह पीछे या साइडों के परिसर के खुले प्रांगण के निकट पड़े।

#### (ग) विशेष उपयोग जोन क्षेत्र:

विशेष उपयोग जोन के रूप में अंकित क्षेत्रों का विकास उस विधि से सम्बंधित उपयोग जोन विनियमों द्वारा नियंत्रित किया जाएगा, जो सब-डिवीजन के सम्बद्ध खण्डों और बिल्डिंग नियंत्रण विनियमों में निर्धारित है।

#### (घ) शहरी नदीकरण क्षेत्र (संरक्षी काट-छांट)

विशेष क्षेत्रों के अन्दर के वे क्षेत्र शहरी नदीकरण क्षेत्रों के अंतर्गत आते हैं, जिनमें (क) चार-दीवारी का शहर (ख) करोल बाग और (ग) विशेष उपयोग जोन क्षेत्र नामक पहले तीन वर्ग शामिल नहीं हैं। इन क्षेत्रों का विकास योजना की समग्र नीति व्यवस्था के अन्दर तैयार की जाने वाली संबंधित व्यापक पुनर्विकास स्कीमों के अनुसार होगा। इन व्यापक पुनर्विकास स्कीमों में उन कुछ क्षेत्रों के योजना उपकरण के रूप में संरक्षी काट-छांट भी शामिल हो सकती है, जहाँ उसकी आवश्यकता हो। विशेष क्षेत्र प्लान में उपयोग जोन शहरी नदीकरण के अंतर्गत आने वाले क्षेत्र के विभिन्न पाकेटों में अंकित किए गए हैं। इन पाकेटों को निर्धारित उपयोग जोनों के लिए योजनाबद्ध किया जाएगा। विभिन्न उपयोग जोनों के लिए पुनर्विकास स्कीमों पर सामान्यतः विकास संहिता में निर्धारित विनियम लागू किए जायेंगे। तथापि प्राधिकरण उस स्थिति में उपर्युक्त विनियम अपना सकता है, जब निर्धारित सामान्य विनियम या तो व्यवहार्य न हो या उन्हें अपनाया जाना उचित न हो।

(3) अध्याय 2 के बाद अध्याय 3 के रूप में "योजना-मानीटरिंग एवं पुनरीक्षण" जोड़ा जाएगा।

योजना मानीटरिंग के दो मुख्य उद्देश्य हैं:

- (1) मनुष्य—व्यवस्थापन करने संबंधी सामाजिक-आर्थिक और कार्यात्मक कार्यकुशलता को मानीटर किया जाना चाहिए और उसका मूल्यांकन किया जाना चाहिए ताकि जीवन की गुणवत्ता में सुधार लाने के लिए आवश्यक परिवर्तन का पता लगाया जा सके और उचित उपायों द्वारा कार्रवाई की जा सके।
- (2) योजना को लगातार उत्पन्न होने वाली सामाजिक-आर्थिक शक्तियों के प्रति अनुक्रियाशील बनाया जाना चाहिए।

इस उद्देश्य की प्राप्ति के लिए योजना कार्यान्वयन ढांचे में मानीटरिंग पद्धति होनी चाहिए। प्रभावी मानीटरिंग द्वारा नगर में हो रहे अवांछित विकास कार्य को रोकना काफी संभव है। वह निम्नलिखित प्रस्ताव पर आधारित है:—

- (1) कोई भी लम्बे रेंज की शहरी विकास योजना पूर्ण रूप से लागू नहीं की जा सकती।
- (2) योजना योजना कार्यान्वयन अवधि के दौरान होने वाली घटनाओं और उत्पन्न होने वाली सामाजिक-आर्थिक और अन्य शक्तियों के प्रति अनुक्रियाशील होनी चाहिए।
- (3) होने वाली घटनाओं और उत्पन्न होने वाली सामाजिक-आर्थिक शक्तियों और योजना की प्रतिक्रिया के बीच की अवधि में अवांछित विकास की प्रबल स्थितियाँ उत्पन्न होती हैं।
- (4) अवांछित वृद्धि को रोकने के लिए अनुक्रियाशील योजना के लिए वैज्ञानिक मानीटरिंग व्यवस्था की आवश्यकता है।

- (1) योजना में निर्धारित भौतिक लक्ष्यों की उपलब्धि का मूल्यांकन करने के लिए और
- (2) योजना नीतियों का पुनरीक्षण करने के लिए नगर में हुए भौतिक और सामाजिक-आर्थिक परिवर्तन का पता लगाने के लिए मानीटरिंग ढांचे की आवश्यकता है।

विभिन्न क्षेत्रों के कार्य का अनुमान लगाने के लिए भौतिक लक्ष्यों के मामले में पहलुओं की बहुत बड़ी संख्या हो सकती है। सुव्यवस्थित एवं निश्चित कार्य के लिए कुछ चुने हुए पहलुओं के लिए भौतिक लक्ष्य निम्नलिखित तालिका में दिए गए हैं। भौतिक लक्ष्यों को जैसा प्रत्येक के आगे निर्दिष्ट किया गया, वार्षिक रूप से 5 वर्ष बाद या मध्यावधि (1992) पर मनीटर किया जाए।



## भौतिक विकास के लिए मानीटरिंग ढांचा :

भौतिक कार्यक्रम	इकाई	1990 तक लक्ष्य	2001 तक लक्ष्य	मानीटरिंग की अवधि
(1)	(2)	(3)	(4)	(5)
1. भूमि अधिग्रहण	हे.		27,000	1 वर्ष
2. भूमि विकास				
(क) आवासीय	हे.	1,700	12,000	1 वर्ष
(ख) औद्योगिक	हे.	230	1,600	1 वर्ष
3. नए आवास				
(क) स्थल एवं सर्विसिज	स्थलों की संख्या	1.75 लाख	4.0 लाख	1 वर्ष
(ख) आंशिक/पूर्ण रूप से निर्मित एजेन्सी आवास	आवासीय इकाई (आ. ई.)			1 वर्ष
(ग) आंशिक/पूर्ण रूप से निर्मित सरकारी आवास	आ. ई.	2,69,000	697,000	1 वर्ष
(घ) गन्दी बस्ती आवास	आ. ई.	21,000	49,000	1 वर्ष
(च) नियोजक आवास	आ. ई.	28,000	65,000	1 वर्ष
(छ) व्यक्तिगत प्लॉटों पर आवास	आ. ई.	120,000	275,000	1 वर्ष
(ज) अनधिकृत इनफिल	आ. ई.	56,000	130,000	
4. समुदाय सुविधाएं				
(1) सामान्य अस्पताल	सं.	7	21	5 वर्ष
(2) मध्यवर्ती अस्पताल-ए	सं.	45	97	1 वर्ष
(3) मध्यवर्ती अस्पताल-बी	सं.	35	79	1 वर्ष
(4) पोलीक्लीनिक	सं.	20	45	1 वर्ष
(5) प्रसूति एवं बाल कल्याण केन्द्र	सं.	45	112	1 वर्ष
(6) नर्सिंग होम	सं.	30	74	1 वर्ष
(7) डिस्पेंसरियां	सं.	240	450	1 वर्ष
आवासीय इकाई संख्या				
(8) प्राइमरी स्कूल	सं.	330	1060	1 वर्ष
(9) सीनियर सेकेंडरी स्कूल	सं.	226	725	1 वर्ष
(10) एकीकृत स्कूल	सं.	45	143	1 वर्ष
(11) कालिज	सं.	28	60	1 वर्ष
(12) विश्वविद्यालय परिसर	सं.	2	3	10 वर्ष
(13) इंजीनियरी कालिज	सं.		1	10 वर्ष
(14) चिकित्सा कालिज	सं.	1	2	10 वर्ष
(15) विश्वविद्यालय	सं.		1	10 वर्ष
(16) पुलिस स्टेशन	सं.	32	79	1 वर्ष
(17) पुलिस चौकी	सं.	60	135	1 वर्ष
(18) पुलिस गाड़ियों के लिए वर्कशॉप	सं.	1	2	5 वर्ष
(19) सिविल रक्षा डिविजनल कार्यालय	सं.	24	75	1 वर्ष
(20) मुख्य पुलिस बटालियन	सं.	2	4	5 वर्ष
(21) होम गार्ड ज़ोनल कार्यालय	सं.	5	9	5 वर्ष
(22) होम गार्ड जिला कार्यालय	सं.	4	9	5 वर्ष
(23) अग्निशमन केन्द्र				
उपअग्नि शमन केन्द्र	सं.	20	39	1 वर्ष
(24) मिल्क डेयरियां	सं.	1	2	10 वर्ष

1	2	3	4	5
(25) मिल्क बूथ	सं.	420	1340	1 वर्ष
(26) पेट्रोलियम एवं गैस भराई केन्द्र	सं.	1	2	10 वर्ष
(27) गैस गोदाम	सं०	75	149	1 वर्ष
(28) टेलीफोन केन्द्र	सं०	10	15	5 वर्ष
(29) प्रधान डाकघर वितरण कार्यालय	सं.	20	26	1 वर्ष
(30) प्रधान डाकघर* प्रशासनिक कार्यालय	सं.	6	11	5 वर्ष
(31) विभाग तार कार्यालय	सं.	6	14	5 वर्ष
(32) डाक-तार के लिए वर्कशाप	सं.	1	2	10 वर्ष
(33) डाक-तार उपस्कर भंडार	सं०	1	1	
	सं०	1	3	10 वर्ष
(34) अनुसंधान एवं उच्च अध्ययन के लिए राष्ट्रीय महत्व का संस्थान				
(35) सामाजिक सांस्कृतिक संस्थाएं	सं.	3	10	10 वर्ष
5. संरक्षण एवं ग्रेड बढ़ाना :				
(1) चार-दीवारी का शहर				
(क) ड्राम	लाइन की लम्बाई (कि.मी.) वाली धमता के अनुसार चल-स्टाक	4	8	5 वर्ष
(ख) खतरनाक उद्योगों का स्थानांतरण करना	सं.	400	700	1 वर्ष
(ग) माल टर्मिनल	सं.	2	2	5 वर्ष
(घ) दि.प.नि. बस टर्मिनल	सं.	2	4	5 वर्ष
(च) भूमिगत पाकिंग	सं.	3	9	5 वर्ष
(छ) आवासीय कटरों का पुनर्विकास	कटरों की संख्या	500	1000	
	परिवारों की संख्या	6,000	20,000	1 वर्ष
(ज) क्षेत्रों में भौतिक एवं सामाजिक आधारिक संरचना का सुधार	परिवारों की संख्या	18,000	60,000	1 वर्ष
(झ) शहर की दीवार की मरम्मत तथा उसका संरक्षण			4.16 कि.मी. (आर)	
	मी.		5.20 कि.मी. (सी)	1 वर्ष
चार दीवारी के शहर के गेटों का संरक्षण और उनकी मरम्मत	सं.		7 (आर) 4 (सी)	1 वर्ष
(2) विशेष क्षेत्र में चार दीवारी के शहर को छोड़कर अन्य क्षेत्रों में संरक्षी कांट-छांट से शहरी नवीकरण		352 हे.	528 हे.	1 वर्ष
(3) पुनर्वास कालोनियों में भौतिक आधारिक संरचना	परिवारों की संख्या	60,000	200,000	1 वर्ष
(4) अनधिकृत कालोनियों में भौतिक आधारिक संरचना	परिवारों की संख्या	60,000	200,000	1 वर्ष
(5) शहरी गांवों में भौतिक आधारिक संरचना	गांवों की संख्या	80	120	1 वर्ष
6. सार्वजनिक उपयोगिता :				
(क) जल शोधन संयंत्रों को बढ़ाना	एम.जी.डी.	371	421	1 वर्ष
(ख) नए जल शोधन संयंत्रों का निर्माण	एम.जी.डी.	200	300	10 वर्ष
(ग) सीवरेज शोधन संयंत्रों को बढ़ाना	एम.जी.डी.	454	494	1 वर्ष
(घ) नए सीवरेज शोधन संयंत्रों का निर्माण	एम.जी.डी.	50	250	10 वर्ष
(च) विद्युत वितरण पद्धति का विस्तार करना	एम. डब्ल्यू. हे.	550	1850	1 वर्ष
(छ) सैनिटरी लैण्ड-फिल स्थान का विकास	हे.	200	200	5 वर्ष
(ज) कूड़ा-करकट गाड़ियों के लिए मरम्मत वर्कशाप स्थान का निर्माण	सं.	3	3	5 वर्ष
(झ) यमुना नदी के जल मार्ग को सुव्यवस्थित करना— उसके क्षेत्र का विकास करना	हे.	500	3,000	5 वर्ष
(ट) बाढ़ नियंत्रण उपायों के लिए विद्यमान नालों का पुन-निर्माण करना	अतिरिक्त क्यूसेक्स			5 वर्ष

1	2	3	4	5
7. परिवहन :				
(क) हल्की रेल	रेल की लम्बाई (कि. मी.) चल-स्टाक (यात्री क्षमता में)	87	257	5 वर्ष
(ख) साइकल ट्रैकों का निर्माण	कि. मी.		120	1 वर्ष
(ग) बस टर्मिनल का निर्माण	सं.	10	26	5 वर्ष
(घ) रेलवे टर्मिनलों का निर्माण	सं.	5	9	5 वर्ष
(च) अन्तर्राष्ट्रीय बस अड्डों का निर्माण	सं.	2	4	5 वर्ष
(छ) फ्लाई ओवरों/निचले पुलों का निर्माण	सं.	15	45	1 वर्ष
(ज) सड़कों पर चल-स्टाक अर्थात् डी.टी.सी. बस	सं.	—	—	1 वर्ष
(झ) रिंग रेलवे के पास रोजगार केन्द्र	सं.	—	—	5 वर्ष
8. मनोरंजन :				
(क) डिवीजनल खेल-कूद केन्द्र	सं.	2	7	5 वर्ष
(ख) जिला खेल-कूद केन्द्र	सं.	44	84	1 वर्ष
(ग) निकटवर्ती पार्क	हे.			1 वर्ष
(घ) निकटवर्ती खेल क्षेत्र	हे.	480	720	1 वर्ष
(च) जिला स्तर बास पार्क	सं.	7	11	5 वर्ष
(छ) यातायात प्रशिक्षण पार्क	सं.	5	10	5 वर्ष
(ज) पिकनिक हट	सं.	5	9	5 वर्ष
(झ) झीलों का विकास	हे.	1	2	5 वर्ष
(ट) स्मारकों का संरक्षण		—	—	6 वर्ष
(ठ) नदी के अग्र भाग का विकास	हे.	—	—	5 वर्ष
(ड) रिज का संरक्षण				1 वर्ष
9. सरकारी कार्यालय :				
(क) सरकारी कार्यालय कम्प्लेक्स	हे.	24	84	5 वर्ष
10. उद्योग :				
(क) विस्तृत औद्योगिक क्षेत्र	हे.	400	400	1 वर्ष
(ख) हल्के औद्योगिक क्षेत्र	औद्योगिक सम्पदा इकाइयों की संख्या	16	35	1 वर्ष
(ग) विशिष्ट उद्योग :				
(1) इलेक्ट्रिकल्स और इलेक्ट्रोनिक्स	औद्योगिक सम्पदा इकाइयों की संख्या	2	4	1 वर्ष
(2) रबड़ प्लास्टिक एवं पेट्रोलियम उत्पाद	औद्योगिक सम्पदा इकाइयों की संख्या	2	4	1 वर्ष
(3) धातु एवं धातु उत्पाद (मशीनें औजार, परिवहन उपकरण और पुर्जे)	औद्योगिक सम्पदा इकाइयों की संख्या	4	12	1 वर्ष
(4) फर्नीचर बुड़नार अन्य लकड़ी और कागज उत्पाद	औद्योगिक सम्पदा इकाइयों की संख्या	2	5	1 वर्ष
(5) सूती एवं तन्तु वस्त्र उत्पाद	औद्योगिक सम्पदा इकाइयों की संख्या	2	4	1 वर्ष
(6) खाद्य एवं पेय पदार्थ	औद्योगिक सम्पदा इकाइयों की संख्या	—	1	1 वर्ष
(7) रसायन एवं रसायनिक उत्पाद	औद्योगिक सम्पदा इकाइयों की संख्या	—	—	1 वर्ष
(8) विविध उत्पाद	औद्योगिक सम्पदा इकाइयों की संख्या	2	4	1 वर्ष

1	2	3	4	5
11. व्यापार एवं वाणिज्य :				
(क) उप-केन्द्रीय व्यापार जिले	सं.	1	2	5 वर्ष
(ख) जिला केन्द्र	सं.	8	20	5 वर्ष
(ग) समुदाय केन्द्र	सं.	59	103	1 वर्ष
(घ) स्थानीय खरीदारी केन्द्र	सं.	258	537	1 वर्ष
(ङ) सुविधा खरीदारी केन्द्र	सं.	677	1616	1 वर्ष
(छ) महानगरीय केन्द्र	सं.	1	4	10 वर्ष
(ज) थोक एवं भाड़ा काम्पलेक्स	सं.	3	6	5 वर्ष
(झ) क्षेत्रीय एवं स्थानीय थोक मार्किट	सं.	3	6	5 वर्ष
12. गांवों का पर्यावरणीय सुधार और केन्द्रीय गांवों का विकास :				
(क) गांवों का पर्यावरणीय सुधार	सं.	60	120	1 वर्ष
(ख) केन्द्रीय गांवों का विकास	सं.	5	11	5 वर्ष
13. शहर का व्यक्तित्व विशेष परियोजनाएं :				
(क) खुदरा खरीदारी काम्पलेक्स	सं.	1	1	10 वर्ष
(ख) आधुनिक थोक खरीदारी काम्पलेक्स	सं.	1	3	5 वर्ष
(ग) सम्मेलन केन्द्र	सं.	1	1	10 वर्ष
(घ) उच्चतर विद्या के लिए अन्तर्राष्ट्रीय केन्द्र	सं.	1	1	10 वर्ष
(च) नगर एवं क्षेत्रीय स्तर आधुनिक मनोरंजनात्मक क्षेत्र	सं.	2	5	5 वर्ष
(छ) अन्तर्राष्ट्रीय खेल-कूद के लिए केन्द्र	सं.	1	2	10 वर्ष

5. वर्षों के अन्तराल पर आवधिक रूप से मानीटर किए जाने वाले भौतिक और सामाजिक आर्थिक परिवर्तनों के निम्नलिखित सूचक होंगे :—

(1) जनसांख्यिकीय :

- (क) जनसंख्या साइज—शहरी एवं ग्रामीण  
भारक क्षमता के अनुसार जनसंख्या का वितरण  
(ख) आयु लिंग संरचना  
(ग) घनत्व पैटर्न  
(घ) परिवार साइज  
(च) प्रवास की दर  
(छ) उन क्षेत्रों का पता लगाना, जिनके कारण प्रवास उत्पन्न होता है।

(2) भूमि उपयोग :

विंग-सोल्ड सर्वेक्षण और भूमि उपयोग सर्वेक्षण विश्लेषण

(3) आवास :

आवादाकार, अनधिकृत, पुनर्वास, सामान्य समूह आवास, नियोजक आवास, स्लम पुनर्वास, व्यक्तित्व भूखंडीय आवास, गांव और परम्परागत विभिन्न प्रकार के आवासों में परिवार।

स्लम और आवादाकार बस्तियों की सामाजिक-आर्थिक विशेषताओं सहित।

प्रति कमरा व्यक्ति और प्रति परिवार कमरे।

अनिवार्य सेवाओं सहित परिवार।

(4) परिवहन :

सार्वजनिक परिवहन (मॉडल स्प्लिट) द्वारा प्रतिशतता द्विप।

विभिन्न साधनों का प्रयोग करने और उन्हें चलाने का खर्च।

जनसंख्या से संबंधित यात्री क्षमता और प्रति वर्ष सार्वजनिक परिवहन द्वारा तय की गई दूरी।

(5) पर्यावरणीय बंटक :

- (क) वायु प्रदूषण  
(ख) जल प्रदूषण  
(ग) शोर

(6) आर्थिक पहलू :

आय द्वारा परिवारों का वितरण

उपभोग व्यय द्वारा परिवारों का वितरण

रोजगार

सहभागी दर

विभिन्न क्षेत्रों में रोजगार

प्रति औद्योगिक इकाई कर्मचारियों की औसत संख्या

उद्योग

विभिन्न प्रकार की औद्योगिक इकाइयों का विकास।

निर्माण

निर्माण क्षेत्र द्वारा जी एन पी में जोड़ा गया मूल्य

बिल्डिंग सामग्री उपलब्धता

आवासीय, व्यावसायिक और सार्वजनिक बिल्डिंग—प्रकार द्वारा / पट्टेदारी और लागत :

भूमि मूल्य, कीमते, किराए, कर

कुल आवास लागत के प्रतिशत के अनुसार भूमि लागत

(7) सामाजिक आधारिक संरचना :

स्वास्थ्य

मृत्यु-दर और शिशु मृत्यु-दर

जनता की सुरक्षित पेयजल की प्राप्ति

1,000 जनसंख्या विस्तार की स्वास्थ्य सेवाओं की उपलब्धता

भौगोलिक सन्तुलन

नियमित सीवरज को उपलब्ध  
कम लागत सफाई की उपलब्धि  
प्रतिबन्धित कूड़ा-करकट हटाना  
शिक्षा

विभिन्न स्तरों पर शैक्षिक संस्थाओं की संख्या और क्षमता  
पुलिस एवं अग्नि-शमन

पुलिस एवं अग्नि-शमन सेवाओं का वितरण  
मनोरंजनात्मक एवं सामाजिक सांस्कृतिक सुविधाएँ  
विभिन्न सुविधाओं की संख्या और क्षमता

- (1) खेल मैदान
- (2) स्टेडियम
- (3) तैरने के तालाब
- (4) थियेटर
- (5) संग्रहालय
- (6) पुस्तकालय
- (7)
- (8) प्राकृतिक घोर विपत्तियाँ

बाढ़ तीव्रता, प्रभावित क्षेत्र, जनसंख्या अन्य कोई प्राकृतिक घोर विपत्ति

मानिटर करने वाला यूनिट

भौतिक लक्ष्यों और सूत्रों के लिए आंकड़ों का मुख्य भाग

गण स्रोतों से प्राप्त किया जा सकता है। एक मानीटरिंग यूनिट की स्थापना की जानी चाहिए, जो मुख्य और गौण आंकड़ों को प्राप्त करने, उसका विश्लेषण करने और वर्ष में एक बार विस्तृत रूप से महत्वपूर्ण परिवर्तनों को प्राधिकरण की जानकारी में लाने के लिए जिम्मेदार होगा। अधिपूरे तुलना के लिए और परिवर्तन को मानीटर करने के लिए इस यूनिट द्वारा मानक फार्मेट तैयार किए जाएंगे।

योजना पुनरीक्षण

योजना मानीटरिंग से परिप्रेक्ष्य योजना दस्तावेज में आवश्यक संशोधन के लिए पर्याप्त सामग्री की व्यवस्था होगी। सामाजिक-आर्थिक और भौतिक शक्तियों के उत्पन्न होने के कारण किसी अन्य पहलू को योजना प्रस्तावों का पुनरीक्षण करने के लिए अध्ययन के लिए लिया जा सकता है। सभी पहलुओं को सम्मिलित करते हुए एक विस्तृत पुनरीक्षण 1992 के दौरान किया जाना चाहिए।

नीतियाँ दिशाएँ निदिष्ट करती हैं : विस्तृत विकास परियोजनाओं से अन्ततः वातावरण—अच्छा या बुरा, उत्पन्न होती है। योजना कार्यान्वयन के दौरान आवास परिवर्तन, कार्य केन्द्र मनोरंजन, आध्यात्मिक संरचना आदि विकास के सभी पहलुओं पर अध्ययन और अनुसंधान करने की आवश्यकता है, ताकि उच्च स्तर के रहन-सहन के वातावरण की व्यवस्था करने में योजना को प्रभावी बनाया जा सके। इस महानगर के विकास के लिए योजना को एक ठोस उपकरण बनाने के लिए दि. वि. प्रा. को लगातार यह अध्ययन, अनुसंधान और मानीटरिंग कार्य करना चाहिए।

- (4) निम्नलिखित को "व्याव्यात्मक टिप्पणियों" के रूप में अध्याय 3 के बाद जोड़ा जाए।

पिछले अध्यायों में —

- (1) जब तक कि अन्यथा उल्लिखित न हो, सभी आंकड़े वर्ष 1981 से संबंधित हैं, जिन्हें दिल्ली की मुख्य योजना (संशोधन) के लिए यथा प्रस्तावित के लिए आठ वर्ष के रूप में लिखा गया है।
- (2) अपने व्याकरणिक विषयों सहित "वर्तमान" और "विद्यमान" शब्द, जब तक कि संदर्भ में भिन्न या किसी अन्य अर्थ को

अपेक्षा न हो, 1981 का संकेत देने के लिए प्रयोग किए गए हैं।

- (3) दिल्ली शहरी क्षेत्र 81 में, जब तक कि संदर्भ में भिन्न या किसी अन्य अर्थ को अपेक्षा न हो, 1962 की दिल्ली की मुख्य योजना में निर्धारित नगर योग्य सीमाओं के अन्दर का क्षेत्र शामिल है। धारक क्षमता निकालने के लिए पूर्वी दिल्ली का पटपड़ गंज कामप्लेक्स पश्चिमी दिल्ली का सुल्तान पुरी और रोहिणी का कुछ भाग भी शामिल किया गया है।

- (4) शहरी विस्तार (यू. ई.) दिल्ली की मुख्य योजना की नगर योग्य सीमाओं के बाहर का क्षेत्र है। वर्ष 2001 तक अतिरिक्त 40 लाख जनसंख्या को बसाने के लिए जिसकी आवश्यकता है।

विकास संहिता की अनुसूची-1

उपयोग परिसरों की परिभाषाएँ

001 आवासीय प्लॉट-मुख्य/द्वितीय आवास

एक या एक से अधिक आवासीय इकाई के लिए परिसर, जिसमें एक मुख्य बिल्डिंग ब्लॉक और गैरेज/गैरेजों एवं कर्मचारी क्वार्टरों के लिए एक अतिरिक्त ब्लॉक हो सकता है।

002 आवासीय प्लॉट-समूह आवास

वह परिसर जिसका साइज 2000 वर्ग मी. से कम न हो और जिसमें पार्किंग, पार्क, सुविधा दुकानें, सार्वजनिक उपयोगिता आदि जैसी मूल सुख-सुविधाओं सहित आवासीय प्लॉट बनें हों।

003 आवासीय प्लॉट

एक परिवार (एक गृहस्थी) के लिए आवासीय स्थान जो समूह आवास का भाग या स्वतन्त्र रूप से हो सकता है।

004 आवास एवं कार्य प्लॉट

वह परिसर जिसमें एक परिवार (एक गृहस्थी) के आवास स्थान और निचली मंजिल (ग्राउंड फ्लोर) पर प्रतिबंधित उसके कार्य-स्थान की व्यवस्था होती है। ये परिसर केवल सार्वजनिक आवास योजनाओं में ही अनुमत हैं।

005 आवासीय परिसर-विशेष क्षेत्र

वह परिसर जिसमें मिश्रित उपयोग सहित या अरहित जैसा विशेष क्षेत्र आवास विनियमों में दिया गया हो, विशेष क्षेत्र में आवासीय स्थान की व्यवस्था हो।

006 विदेशी मिशन

विदेशी मिशन के कार्यालयों और उसके अन्य उपयोग (इससे संबंधित विनियमों के अनुसार) के लिए परिसर।

007 होस्टल

वह परिसर जिसके कमरे संस्थाओं से संलग्न या अन्यथा दीर्घावधि आधार पर किराए पर दिए जाते हैं।

008 गेस्ट हाउस, बोर्डिंग हाउस तथा लोजिंग हाउस

गेस्ट हाउस वह परिसर है जहाँ सरकारी, अर्ध-सरकारी, सार्वजनिक उपक्रम और प्राइवेट लिमिटेड कम्पनी के स्टाफ को छोटी अवधि के लिए ठहराया जाता है।

बोर्डिंग हाउस वह परिसर है जिसके कमरे होटलों की तुलना में दीर्घावधि आधार पर किराए पर दिए जाते हैं।

लोजिंग हाउस वह परिसर है जो 50 से कम व्यक्तियों के ठहरने के लिए उपयोग किया जाता है।

## 009 धर्मशाला और उसके समानक

वह परिसर जिसमें लाभ रहित आधार पर एक सप्ताह तक के लिए अस्थायी आवास की व्यवस्था होती है।

## 010 बारातघर

वह परिसर जिसका उपयोग विवाह और अन्य सामाजिक कार्यों के लिए किया जाता है और जिसे सार्वजनिक एजेंसी चलाती है।

## 011 रैन-वसेरा

वह परिसर जिसमें बिना शुल्क या नाममात्र के शुल्क से लोगों के लिए रात्रि के समय रहने की व्यवस्था होती है। यह स्थानीय सरकार या स्वेच्छिक एजेंसियों द्वारा चलाया जाता है।

## 012 खुदरा दुकान

वह परिसर जहाँ आवश्यक भण्डारण करके वस्तुओं की विक्री सीधे ही उपभोक्ता को की जाती है।

## 013 मरम्मत दुकान

खुदरा दुकान का समानक परिसर जहाँ घरेलू वस्तुओं, इलेक्ट्रॉनिक गैजट्स, आटोमोबाइल्स, साइकिल आदि की मरम्मत की जाती है।

## 014 कार्मिक सेवा दुकान

खुदरा दुकान का समानक परिसर जिसमें दर्जी, नाई आदि जैसी कार्मिक सेवाओं की व्यवस्था होती है।

## 015 विक्री बूथ

यान्त्रिक संस्थापना के माध्यम से या अन्यथा दैनिक आवश्यकता की वस्तुओं की विक्री के लिए बूथ के रूप में परिसर।

## 016 सुविधाजनक खरीददारी केन्द्र

आवासीय क्षेत्र में दुकानों का समूह, जिनकी संख्या 50 से अधिक न हो और जो लगभग 5000 व्यक्तियों की जनसंख्या को सेवाएं प्रदान करती हों।

## 017 स्थानीय खरीददारी केन्द्र

आवासीय क्षेत्र में दुकानों का समूह, जिनकी संख्या 75 से अधिक न हो और 15000 व्यक्तियों की जनसंख्या को सेवाएं प्रदान करती हों।

## 018 साप्ताहिक बाजार

वह परिसर जिसका उपयोग बाजार के रूप में अनौपचारिक दुकान-संस्थापनाओं के समूह द्वारा सप्ताह में एक बार किया जाता है। ये साप्ताहिक बाजार सप्ताह के भिन्न-भिन्न दिनों को एक स्थान से दूसरे स्थान पर स्थानान्तरित होते हैं।

## 019 थोक व्यापार

वह परिसर जहाँ माल और वस्तुएं खुदरा व्यापारियों को बेची और सुपुर्दे की जाती हैं। परिसर में भण्डारण एवं गोदाम और माल चढ़ाने एवं उतारने की सुविधाएं भी शामिल हैं।

## 020 भण्डारण, गोदाम और भण्डारण—

वह परिसर जिसे संबंधित वस्तुओं की आवश्यकता के अनुसार तरीके से माल और वस्तुओं के केवल भण्डारण के लिए उपयोग किया जाता है। परिसर में सड़क परिवहन या रेल परिवहन, जैसी भी स्थिति हो, द्वारा माल चढ़ाने और उतारने की सुविधाएं शामिल हैं।

## 021 शीतागार

वह परिसर जहाँ आवश्यक तापमान आदि बनाए रखने के लिए यान्त्रिक और विद्युत साधनों का प्रयोग करके आवृत्त स्थान में खराब होने वाली वस्तुओं का भण्डारण किया जाता है।

## 022 गैस गोदाम

वह परिसर जहाँ कुकिंग-गैस या अन्य गैस के सिलिंडरों का भण्डारण किया जाता है।

## 023 सेल डिपो

वह परिसर जहाँ सभी संबंधित सुविधाओं सहित पेट्रोलियम उत्पाद का भण्डारण किया जाता है।

## 024 जंक यार्ड

वह परिसर जहाँ बेकार माल, वस्तुओं और सामग्री की विक्री और खरीद सहित आवृत्त, अर्ध-आवृत्त या खुला भण्डारण किया जाता है।

## 025 व्यावसायिक कार्यालय

लाभ कमाने वाले संगठनों के कार्यालयों के लिए उपयोग किया जाने वाला परिसर।

## 026 बैंक

बैंकों के कार्य और चलन को पूरा करने के लिए कार्यालयों के लिए परिसर।

## 027 मोटर गैरेज एवं वर्कशॉप

आटोमोबाइल्स की सर्विसिंग और मरम्मत के लिए परिसर।

## 028 सिनेमा

दर्शकों के बैठने के लिए आवृत्त स्थान सहित चलचित्रों और स्टिलों के प्रक्षेपण की सुविधाओं सहित परिसर।

## 029 ड्राइव-इन-सिनेमा

यान दर्शकों के लिए चलचित्रों और स्टिलों के प्रक्षेपण की सुविधाओं सहित सिनेमा। इसमें अन्य दर्शकों के लिए आडिटोरियम शामिल है।

## 030 पेट्रोल पम्प

उपभोक्ताओं को पेट्रोलियम उत्पाद बेचने का परिसर। इसमें आटोमोबाइल्स की सर्विसिंग भी शामिल हो सकती है।

## 031 रेस्टोरेंट

वह परिसर जिसे कुकिंग सुविधाओं सहित व्यावसायिक आधार पर खाद्य पदार्थों की व्यवस्था करने के लिए उपयोग किया जाता है। इसमें बैठने का स्थान आवृत्त या खुला अथवा दोनों प्रकार का हो सकता है।

## 032 होटल

वह परिसर जिसका उपयोग 15 व्यक्तियों या उससे अधिक के ठहरने के लिए खाने रहित या खाने सहित अदायगी करने पर किया जाता है।

## 033 मोटल

वह परिसर जो मुख्य राजमार्ग के निकट और नगरयोग्य सीमाओं के बाहर स्थित हो और जहाँ सड़क द्वारा यात्रा करने वाले लोगों की सुविधा के लिए खान पान का प्रबंध हो।

## 034 प्लेटेड समूह उद्योग

वह परिसर जहाँ अनुबंध-3 में की गई व्यवस्था के अनुसार लघु औद्योगिक इकाइयों का समूह हो और 50 कामगार तक कार्य करते हों तथा कार्य खतरनाक न हो। ये इकाइयां बहुमजिली बिल्डिंगों में अवस्थित हो सकती हैं।

## 035 सर्विस केन्द्र

वह परिसर जहाँ प्रतिवेशी आवासीय क्षेत्रों के लिए अनिवार्य सर्विसिंग की व्यवस्था करने के लिए अनिवार्य रूप से आटोमोबाइल्स, विद्युत उपकरण, बिल्डिंग मरम्मत आदि के लिए मरम्मत-दुकानें हों।

**036 औद्योगिक प्लाट—हल्के उद्योग**

अनुबंध 3 में दी गई सूची के अनुसार एक औद्योगिक इकाई के लिए परिसर, जहां 50 कामगार तक कार्य करते हों, और कार्य खतरनाक न हों।

**037 औद्योगिक प्लाट—विस्तृत उद्योग**

अनुबंध 3 में दी गई सूची के अनुसार एक औद्योगिक इकाई के लिए परिसर, जहां नई विस्तृत औद्योगिक इकाइयों के मामले में 50 कामगार तक और विद्यमान इकाइयों के लिए 500 कामगार तक कार्य करते हों।

**038 औद्योगिक परिसर—निस्सारक उद्योग**

पत्थर को खोदकर निकालने और अवभूमि सामग्री निष्कर्षण के लिए परिसर।

**039 औद्योगिक प्लाट—उद्योग विशेष टाइप**

इलेक्ट्रॉनिक वस्तुओं आदि जैसे परिष्कृत उत्पाद के विनिर्माण के लिए औद्योगिक इकाइयों के समूह में से एक औद्योगिक इकाई के लिए परिसर।

**040 पार्क**

मनोरंजनात्मक और सावकाश गतिविधियों के लिए उपयोग किया जाने वाला परिसर। इसमें भूदृश्य, पार्किंग सुविधाओं, सार्वजनिक-शौचालयों, फैंसिंग आदि संबंधित आवश्यकताओं की व्यवस्था हो सकती है। इसमें लॉन, खुला स्थान, हरियाली आदि समानार्थी व्यवस्थाएं भी शामिल होंगी।

**041 खेल मैदान**

आउटडोर खेलों के लिए उपयोग किया जाने वाला परिसर। इसमें भूदृश्य, पार्किंग सुविधाओं, सार्वजनिक शौचालय आदि की व्यवस्था हो सकती है।

**042 आउटडोर खेल स्टेडियम**

खिलाड़ियों के लिए संबंधित सुविधाओं सहित दर्शकों के बैठने के स्थान के लिए मंडप विलडिंग और स्टेडियम ढांचा सहित आउटडोर खेलों के लिए परिसर।

**043 इन्डोर खेल स्टेडियम**

खिलाड़ियों के लिए संबंधित सुविधाओं सहित खेल मैदान और दर्शकों के बैठने के स्थान सहित इन्डोर स्टेडियम के लिए परिसर।

**044 इन्डोर गेम्स हॉल**

वह परिसर जिसमें खिलाड़ियों के लिए संबंधित सुविधाओं सहित इन्डोर खेलों के लिए बन्द स्थान की व्यवस्था हो।

**045 शूटिंग रेंज**

वह परिसर जहां शूटिंग अभ्यास और/या खेल-कूद के लिए संबंधित सुविधाओं की व्यवस्था हो।

**046 तैरने का तालाब**

तैरने और दर्शकों के बैठने की सुविधाओं सहित परिसर जो आकार, स्तर और उद्देश्य की दृष्टि से अलग-अलग हो सकते हैं।

**047 मनोरंजनात्मक क्लब**

सभी संबंधित सुविधाओं सहित वह परिसर जिसका उपयोग सामाजिक और मनोरंजनात्मक उद्देश्यों के लिए लोगों के समूह को एकत्रित करने के लिए किया जाता है।

**048 ऐतिहासिक स्मारक**

वह परिसर जहां भूतकाल से संबंधित संरचनाएं या उसके खंडहर विद्यमान हों।

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**049 राष्ट्रीय स्मारक**

दर्शकों के लिए सभी सुविधाओं सहित परिसर, जहां किसी महत्वपूर्ण व्यक्ति की याद में मकबरा, समाधि या स्मारक बना हुआ हो।

**050 चिड़ियाघर तथा अक्वारियम**

प्रदर्शनी और अध्ययन के लिए जानवरों, स्पीशज और पक्षियों के समूह सहित उद्यान या पार्क या अक्वारियम के रूप में परिसर। उसमें सभी संबंधित सुविधाओं की व्यवस्था होगी।

**051 पक्षी शरण-स्थान**

सभी सम्बन्धित सुविधाओं सहित पक्षियों के परिरक्षण और पालन-पोषण के लिए विस्तृत पार्क या वन के रूप में परिसर।

**052 वानस्पतिक उद्यान**

अनुसंधान और प्रदर्शनी के लिए बागान सहित उद्यान के रूप में परिसर।

**053 विशेषीकृत पार्क/मैदान**

वह परिसर जहां सार्वजनिक सभा मैदान, फन-पार्क, परीलोक आदि जैसे नामित उपयोग के लिए पार्क या मैदान हो।

**054 तारा मंडल**

ग्रह-अध्ययन के लिए आवश्यक सुविधाओं और उपकरणों सहित परिसर।

**055 पिकनिक हंट/शिविर स्थल**

पर्यटक और/या मनोरंजनात्मक केन्द्र के अन्दर स्थित परिसर जिसका उपयोग किसी परिवार द्वारा मनोरंजनात्मक या सावकाश उद्देश्य के लिए थोड़ी अवधि तक ठहरने के लिए किया जाता है।

**056 प्लाईग क्लब**

वह परिसर जिसका उपयोग ग्लाइडों और अन्य छोटे वायुयानों पर प्रशिक्षण प्राप्त करने और फन-राइडिंग के लिए किया जाता है। इसमें मनोरंजनात्मक क्लब और इन्डोर खेलों जैसी अन्य गतिविधियां शामिल हैं।

**057 कारगो एवं बुकिंग-कार्यालय**

वह परिसर जिसका उपयोग बुकिंग-कार्यालयों और किसी एयरलाइन द्वारा माल के भण्डारण के लिए किया जाता है।

**058 रेलवे भाड़ा गोदाम**

रेलवे द्वारा लाए गए माल के भण्डारण के लिए परिसर।

**059 रेलवे बुकिंग कार्यालय**

वह परिसर जिसका उपयोग यात्रियों की यात्रा के लिए बुकिंग करने के लिए रेलवे के कार्यालयों के लिए किया जाता है।

**060 रोड परिवहन बुकिंग कार्यालय**

वह परिसर जिसका उपयोग किसी रोड परिवहन एजेंसी के कार्यालयों के लिए किया जाता है। इसमें गोदाम शामिल हो सकता है और नहीं भी।

**061 पार्किंग**

वह परिसर जिसका उपयोग गाड़ियों की पार्किंग के लिए किया जाता है। सार्वजनिक पार्किंग स्थलों को व्यावसायिक या गैर-व्यावसायिक आधार पर चलाया जा सकता है।

**062 टैक्सी एवं तिपटिया स्टैंड**

वह परिसर जिसका उपयोग व्यावसायिक आधार पर चलने वाली प्रथमवर्ती सार्वजनिक परिवहन गाड़ियों की पार्किंग के लिए किया जाता है। पार्किंग स्थलों को व्यावसायिक या अव्यावसायिक आधार पर चलाया जा सकता है।

## 063 वन रंगितल

वह परिसर जिसका उपयोग लोगों की सेवा के लिए थोड़ी प्रवधि वसं खड़ी करने के लिए सार्वजनिक परिवहन एजेंसी द्वारा किया जाता है। इसमें यात्रियों के लिए आवश्यक सुविधाएं शामिल हो सकती हैं।

## 064 वन डिपो

वह परिसर जिसका उपयोग वसों की पार्किंग, देखभाल और मरम्मत के लिए सार्वजनिक परिवहन एजेंसी या इसी प्रकार की किसी अन्य एजेंसी द्वारा किया जाता है। इसमें वर्कशॉप हो सकती है और नहीं भी हो सकती।

## 065 सार्वजनिक उपयोगिता परिसर

## (1) ओवरहेड टैंक

वह परिसर जहां जल संचरण एवं प्रतिवशी क्षेत्रों में उसकी आपूर्ति के लिए ओवर हेड टैंक बना हो। इसमें पम्प हाउस हो सकता है और नहीं भी हो सकता है।

## (2) भूमिगत टैंक

वह परिसर जहां जल संचरण एवं प्रतिवशी क्षेत्रों में उसकी आपूर्ति के लिए भूमिगत टैंक बना हुआ हो। इसमें पम्प हाउस हो सकता है और नहीं भी हो सकता है।

## (3) आक्सीकरण पांड

वह परिसर जहां सीवरेज और अन्य अपव्यय के लिए आक्सीकरण प्रक्रिया के लिए टैंक बना हुआ हो।

## (4) सैण्टिक टैंक

वह परिसर जहां सीवरेज इकट्ठा करने और बाद में उसका निपटान करने के लिए एक भूमिगत टैंक बना हुआ हो।

## (5) सीवरेज पम्पिंग स्टेशन

वह परिसर जहां उच्च प्रवणता पर पम्पिंग सीवरेज के लिए प्रयोग करने के लिए पम्पिंग स्टेशन हो।

## (6) सार्वजनिक शौचालय एवं मूत्रालय

वह परिसर जहां सार्वजनिक उपयोग के लिए शौचालय और मूत्रालय बने हों। इसमें पीने के पानी की सुविधा हो सकती है और नहीं भी हो सकती।

## (7) विद्युत सब-स्टेशन

वह परिसर जहां बिजली के वितरण के लिए विद्युत संस्थापन और ट्रांसफार्मर लगे हों।

## (8) डलाव एवं डस्टबिन

वह परिसर जहां कूड़ा इकट्ठा किया जाता है और जहां से वह सेलिड्रीलैण्ड पिल तक ले जाया जाता है।

## (9) धोयी घाट

वह परिसर जिसका उपयोग धोवियों द्वारा कपड़े/लिनेन धोने और सुखाने के लिए किया जाता है।

## 066 केन्द्रीय सरकार के कार्यालय

वह परिसर जिसका उपयोग संघ सरकार के कार्यालयों के लिए किया जाता है।

## 067 स्थानीय सरकारी कार्यालय

वह परिसर जिसका उपयोग स्थानीय सरकार और स्थानीय निकायों के कार्यालयों के लिए किया जाता है।

## 068 सार्वजनिक उपक्रम कार्यालय

वह परिसर जिसका उपयोग सार्वजनिक उद्यम ब्यूरो के अधिनियम के अन्तर्गत स्थापित कम्पनी के कार्यालयों के लिए किया जाता है।

## 069 अन्तर्राष्ट्रीय सम्मेलन केन्द्र

वह परिसर है जहां सम्मेलन, सभा, संगोष्ठी आदि जिसमें काफी संख्या में विभिन्न देश भाग लेते हैं, के लिए सभी सुविधाओं की व्यवस्था हो।

## 070 न्यायालय

न्यायापालिका के कार्यालयों के लिए उपयोग किया जाने वाला परिसर।

## 071 सरकारी भूमि (उपयोग अनिर्धारित)

सरकारी भूमि का परिसर, जिसका उपयोग अनिर्धारित हो।

## 072 अस्पताल

वह परिसर जहां अन्तरंग और बहिरंग रोगियों के इलाज के लिए सामान्य या विशेषीकृत प्रकार की चिकित्सा सुविधाओं की व्यवस्था हो।

## 073 स्वास्थ्य केन्द्र

वह परिसर जहां 30 बिस्तरों तक अन्तरंग और बहिरंग रोगियों के इलाज के लिए सुविधाओं की व्यवस्था हो। स्वास्थ्य केन्द्र का प्रबंध अव्यावसायिक आधार पर सार्वजनिक या धर्मार्थ संस्था द्वारा किया जा सकता है। इसमें परिवार कल्याण केन्द्र शामिल हैं।

## 074 नर्सिंग होम

वह परिसर जहां 30 बिस्तरों तक अन्तरंग और बहिरंग रोगियों के लिए चिकित्सा सुविधाओं की व्यवस्था हो। इसका प्रबंध व्यावसायिक आधार पर किसी डाक्टर या डाक्टरों के समूह द्वारा किया जाएगा।

## 075 डिस्पेंसरी

वह परिसर जहां चिकित्सा परामर्श की सुविधाओं और दवाइयों की व्यवस्था होगी और जिसका प्रबंध सार्वजनिक या धर्मार्थ संस्थाओं द्वारा किया जाएगा।

## 076 क्लीनिक

वह परिसर जहां बहिरंग रोगियों के इलाज के लिए सुविधाओं की व्यवस्था किसी डाक्टर द्वारा की जाएगी/पालिक्लीनिक के मामले में इसका प्रबंध डाक्टरों के ग्रुप द्वारा किया जाएगा।

## 077 नैदानिक प्रयोगशाला

वह परिसर जहां बीमारी के लक्षणों का पता लगाने के लिए विशिष्ट जांच करने के लिए सुविधाओं की व्यवस्था हो।

## 078 स्वेच्छिक स्वास्थ्य सेवा

वह परिसर जहां स्वेच्छिक संस्थाओं द्वारा बहिरंग रोगियों के इलाज और रक्त बैंक जैसी अन्य चिकित्सा सुविधाओं की व्यवस्था की गई हो इस सेवा को धर्मार्थ उद्देश्य से अस्थायी पिविर के रूप में भी किया जा सकता है।

## 079 शिशुगृह एवं दिवस देखभाल केन्द्र

वह परिसर जहां दिन के समय के दौरान शिशुओं के लिए नर्सरी सुविधाओं की व्यवस्था हो। केन्द्र का प्रबंध व्यावसायिक या अव्यावसायिक आधार पर किसी एक व्यक्ति या किसी संस्था द्वारा किया जा सकता है।

## 080 नर्सरी एवं किनडरगार्टन स्कूल

वह परिसर जहां स्कूल के लिए बच्चों के प्राक प्रवेश के लिए प्रशिक्षण एवं खेलने के लिए सुविधाओं की व्यवस्था हो।



## 081. प्राइमरी स्कूल :

वह परिसर जहाँ पाँचवीं कक्षा तक विद्यार्थियों के लिए शैक्षिक एवं खेलने की सुविधाओं की व्यवस्था हो ।

## 082. सेकेंडरी स्कूल :

वह परिसर जहाँ छठी से दसवीं कक्षा तक विद्यार्थियों के लिए शैक्षिक एवं खेलने की सुविधाओं की व्यवस्था हो । इसमें इस संहिता के लिए आठवीं कक्षा तक के मिडिल स्कूल के विद्यमान मामले भी शामिल होंगे ।

## 083. सीनियर सेकेंडरी स्कूल :

वह परिसर जहाँ छठी से बारहवीं कक्षा तक के विद्यार्थियों के लिए शैक्षिक एवं खेलने की सुविधाओं की व्यवस्था हो ।

## 084. एकीकृत स्कूल :

वह परिसर जहाँ बारहवीं कक्षा तक के विद्यार्थियों के लिए शैक्षिक एवं खेलने की सुविधाओं की व्यवस्था हो ।

## 085. एकीकृत आवासीय स्कूल :

वह परिसर जहाँ बारहवीं कक्षा तक के विद्यार्थियों के लिए शैक्षिक एवं खेलने की सुविधाओं की व्यवस्था हो । इसमें विद्यार्थियों के लिए बोर्डिंग सुविधाएं होंगी और संकाय सदस्यों के लिए आवास हो सकता है ।

## 086. कॉलेज :

वह परिसर जहाँ किसी विश्वविद्यालय के अन्तर्गत पूर्वस्नातक और स्नातकोत्तर पाठ्यक्रमों के विद्यार्थियों के लिए शैक्षिक एवं खेलने की सुविधाओं की व्यवस्था हो । इसमें सभी व्यावसायिक विद्याशाखाएं शामिल हैं ।

## 087. व्यावसायिक प्रशिक्षण संस्थान :

वह परिसर जहाँ कुछ व्यवसाय और व्यापार क्षेत्रों में रोजगार के लिए प्रवेश तैयारी के लिए अल्पकालीन पाठ्यक्रमों के लिए प्रशिक्षण सुविधाओं की व्यवस्था हो । यह व्यावसायिक आधार पर जनता या धर्मार्थ संस्था द्वारा चलाया जाएगा । इसमें प्रशिक्षण एवं कार्य केन्द्र शामिल हैं ।

## 088. समाज कल्याण केन्द्र :

वह परिसर जहाँ कल्याण और समुदाय विकास को बढ़ावा देने के लिए सुविधाओं की व्यवस्था हो । यह जनता या धर्मार्थ संस्था द्वारा चलाया जाएगा ।

## 089. अनुसंधान एवं विकास केन्द्र :

वह परिसर जहाँ किसी विशेष क्षेत्र के लिए अनुसंधान और विकास के लिए सुविधाओं की व्यवस्था हो ।

## 090. पुस्तकालय :

वह परिसर जहाँ सामान्य जनता या श्रेणी विशेष के लिए पढ़ने और संदर्भ के लिए पुस्तकों के बहुत बड़े संग्रह की व्यवस्था हो ।

## 091. तकनीकी प्रशिक्षण केन्द्र :

वह परिसर जहाँ तकनीकी प्रकार के क्षेत्र में प्रशिक्षण की सुविधाओं की व्यवस्था हो । इसमें तकनीकी स्कूल, औद्योगिक प्रशिक्षण संस्थान आदि शामिल हैं ।

## 092. व्यावसायिक एवं सांख्यिक प्रशिक्षण केन्द्र :

वह परिसर जहाँ आधुनिक, पत्र-व्यवहार, अभिलेख रखना आदि के लिए प्रशिक्षण केन्द्र की व्यवस्था हो ।

## 093. संगीत, नृत्य एवं नाट्य प्रशिक्षण केन्द्र :

वह परिसर जहाँ संगीत, नृत्य और नाट्यकला का प्रशिक्षण देने और सिखाने की व्यवस्था हो ।

## 094. खेल-कूद प्रशिक्षण केन्द्र :

वह परिसर जहाँ तैरने सहित विभिन्न इन्डोर और आउटडोर खेलों के प्रशिक्षण और उन्हें सीखने के लिए सुविधाओं की व्यवस्था हो । इसमें शारीरिक शिक्षा के केन्द्र भी शामिल होंगे ।

## 095. मोटर ड्राइविंग प्रशिक्षण केन्द्र :

वह परिसर जहाँ आटोमोबाइल्स ड्राइविंग के प्रशिक्षण के लिए सुविधाओं की व्यवस्था हो ।

## 096. बाल यातायात पार्क :

पार्क के रूप में वह परिसर जहाँ यातायात और संकेतन के बारे में बच्चों को जानकारी और शिक्षा देने के लिए सुविधाओं की व्यवस्था हो ।

## 097. संग्रहालय :

वह परिसर जहाँ पुरावशेषों, प्राकृतिक इतिहास, कला आदि के उदाहरण देने के लिए वस्तुओं का भण्डारण एवं प्रदर्शन करने के लिए सुविधाओं की व्यवस्था हो ।

## 098. प्रदर्शनी केन्द्र तथा कला-भवन :

वह परिसर जहाँ चित्रकारी, फोटोग्राफी, मूर्तिकला, भित्ति-चित्रों, मूकला, हस्तशिल्प या किसी विशेष वर्ग के उत्पादों की प्रदर्शनी और सजावट के लिए सुविधाओं की व्यवस्था हो ।

## 099. आडीटोरियम :

वह परिसर जहाँ संगीत-सभा, नाटक, संगीत, प्रस्तुतिकरण, समारोह आदि जैसे विभिन्न प्रदर्शनों के लिए मंच और दर्शकों के बैठने के स्थान की व्यवस्था हो ।

## 100. खुला थियेटर :

वह परिसर जहाँ दर्शकों के स्थान और प्रदर्शन के लिए मंच की सुविधाओं की व्यवस्था हो और वह खुला हो ।

## 101. समुदाय भवन :

वह परिसर जहाँ 15,000 जनसंख्या के आस-पड़ोस की विभिन्न सामाजिक और सांस्कृतिक गतिविधियों के लिए बन्द संलग्न स्थान की व्यवस्था हो ।

## 102. मेला मैदान :

वह परिसर जहाँ सहभागियों के समूह के लिए प्रदर्शनी और सजावट तथा अन्य सांस्कृतिक गतिविधियों के लिए सुविधाओं की व्यवस्था हो ।

## 103. सांस्कृतिक एवं सूचना केन्द्र :

वह परिसर जहाँ किसी संस्था, राज्य और देश के लिए सांस्कृतिक एवं सूचना सेवाओं के लिए सुविधाओं की व्यवस्था हो ।

## 104. सामाजिक एवं सांस्कृतिक संस्थान :

वह परिसर जहाँ मूल रूप से व्यावसायिक आधार पर जनता या स्वेच्छिक रूप से किसी एक व्यक्ति द्वारा सामाजिक-सांस्कृतिक प्रकार की गतिविधियों के लिए सुविधाओं की व्यवस्था की गई हो ।

## 105. सुधारालय :

वह परिसर जहाँ अपराधियों को कैद रखने और उनका सुधार करने के लिए सुविधाओं की व्यवस्था हो ।

## 106. अनायालय :

वह परिसर जहाँ उन बच्चों के रहने के लिए सुविधाओं की व्यवस्था हो, जिन्हें उनके मां-बाप असाहाय्य अवस्था में छोड़ गए हों । इसमें शैक्षिक सुविधाओं की व्यवस्था हो सकती है और नहीं भी हो सकती ।

## 107. धार्मिक :

वह परिसर जो रहने के स्थान और संहिता की सेवा या धार्मिक प्रकार के अन्य उद्देश्यों के लिए दिया गया हो। इसमें मन्दिर (सभी धर्मों के), मस्जिद, चर्च, गुह्यद्वारा, सिनागाग, आश्रम, स्नान-घाट, गोशाला जैसे विभिन्न धर्मों के विभिन्न नाम हो सकते हैं।

## 108. योग मनन, आध्यात्मिक एवं धार्मिक प्रवचन केन्द्र :

वह परिसर जहाँ स्वयं-सिद्धि, बुद्धि और शरीर के उच्च गुणों की उपलब्धि, आध्यात्मिक और धार्मिक प्रवचन आदि से संबंधित सुविधाओं की व्यवस्था हो।

## 109. पुलिस चौकी :

वह परिसर जहाँ अस्थायी प्रकार की या पुलिस स्टेशन की तुलना में छोटे स्तर की स्थानीय पुलिस चौकी के लिए सुविधाओं की व्यवस्था हो।

## 110. पुलिस स्टेशन :

वह परिसर जहाँ स्थानीय पुलिस चौकी के कार्यालयों के लिए सुविधाओं की व्यवस्था हो।

## 111. जिला पुलिस कार्यालय :

वह परिसर जहाँ पेश-सेना के कार्यालयों के लिए सुविधाओं की व्यवस्था हो।

## 112. सिविल रक्षा और होम गार्ड :

वह परिसर जहाँ आंतरिक रक्षा के लिए सिविल संगठन के कार्यालय और अन्य कार्यों के लिए सुविधाओं की व्यवस्था हो।

## 113. न्यायालयिक विज्ञान प्रयोगशाला :

वह परिसर जहाँ विधिक समस्याओं में चिकित्सा ज्ञान को लागू करने के लिए सुविधाओं की व्यवस्था हो।

## 114. जेल :

वह परिसर जहाँ विधि के अन्तर्गत अपराधियों को नजरबंद करने, कैद करने और उन्हें सुधारने के लिए सुविधाओं की व्यवस्था हो।

## 115. अग्निशमन चौकी :

वह परिसर जहाँ आग बुझाने के लिए कम मात्रा में सुविधाओं की व्यवस्था हो। चौकी अग्नि प्रवण कार्य-कलापों सहित विशेष परिसर से संलग्न हो सकती है।

## 116. अग्नि-शमन केन्द्र :

वह परिसर जहाँ उससे सम्बद्ध आवास-क्षेत्र के लिए आग बुझाने की सुविधाओं की व्यवस्था हो। इसमें अनिवार्य स्टाफ का आवास भी शामिल हो सकता है।

## 117. डाक-घर :

वह परिसर जहाँ जनता के उपयोग के लिए डाक प्रेषण के लिए सुविधाओं की व्यवस्था हो।

## 118. डाक एवं तार कार्यालय :

वह परिसर जहाँ जनता के उपयोग के लिए डाक एवं दूर संचार के लिए सुविधाओं की व्यवस्था हो।

## 119. बड़ा और प्रधान डाक-घर :

वह परिसर जहाँ उससे संलग्न कई डाकघरों में डाक ले जाने और वहाँ से लाने के लिए उसकी छटाई और वितरण की सुविधाओं की व्यवस्था हो।

## 120. टेलीफोन केन्द्र :

वह परिसर जहाँ नामित क्षेत्र के लिए टेलीफोन पद्धति के केन्द्रीय प्रचालन के लिए सुविधाओं की व्यवस्था हो।

## 121. रेडियो एवं टेलीवीजन केन्द्र :

वह परिसर जहाँ सम्बंधित माध्यम द्वारा खबरें और अन्य कार्यक्रम रिकार्ड करने, प्रसारित करने और प्रेषित करने के लिए सुविधाओं की व्यवस्था हो। इसमें अतिथि कलाकारों के लिए होस्टल व्यवस्था, टावरों जैसी ट्रांसमिशन सुविधाएं शामिल हो सकती हैं।

122. ट्रांसमिशन टावर और बेतार केन्द्र वह परिसर जिसका उपयोग संचार उद्देश्य के लिए टावर के संस्थापन के लिए किया जाता है।

## 123. उप-ग्रह एवं दूर-संचार केन्द्र :

वह परिसर जहाँ उपग्रह एवं दूर-संचार प्रौद्योगिकी के अनुसंधान एवं विकास के लिए सुविधाओं की व्यवस्था हो।

## 124. वैधशाला तथा मौसम कार्यालय :

वह परिसर जहाँ मौसम और उसके पूर्वानुमान से संबंधित प्रांकड़ों के अनुसंधान और विकास के लिए सुविधाओं की व्यवस्था हो।

## 125. कब्रिस्तान :

वह परिसर जहाँ शवों को दफनाने के लिए सुविधाओं की व्यवस्था हो।

## 126. शमशान

वह परिसर जहाँ शवों को जलाकर अंतिम धार्मिक कृत्यों को पूरा करने के लिए सुविधाओं की व्यवस्था हो।

## 127. समाधि-क्षेत्र

वह परिसर जहाँ ईसाई समुदाय द्वारा शवों को दफनाने के लिए सुविधाओं की व्यवस्था हो।

## 128. विद्युत शवदाहगृह :

वह परिसर जहाँ शव को विद्युत दाहक द्वारा जलाने के लिए सुविधाओं की व्यवस्था हो।

## 129. फलोद्यान :

वह परिसर जहाँ घने फलों के वृक्ष लगे हुए हों। इसमें फलों के वृक्षों के बाग भी शामिल हैं।

## 130. प्लांट नर्सरी :

वह परिसर जहाँ छोटे पौधों को उगाने और उनकी बिक्री के लिए सुविधाओं की व्यवस्था हो।

## 131. वन :

घने प्राकृतिक पेड़-पौधों सहित परिसर संघ राज्य-क्षेत्र दिल्ली के मामले में इसमें नगर-वन शामिल होंगे जिनमें कुछ भाग प्राकृतिक पेड़-पौधों और कुछ भाग मनुष्य द्वारा लगाए गए पेड़-पौधों का होगा।

## 132. डेयरी-फार्म :

वह परिसर जहाँ डेयरी-उत्पाद उगाने और तैयार करने के लिए सुविधाओं की व्यवस्था हो। इसमें पशुओं और पक्षियों के शीशों के लिए अस्थायी संरचना हो सकती है।

## 133. पोल्ट्री-फार्म :

वह परिसर जहाँ डेयरी उत्पाद उगाने और तैयार करने के लिए सुविधाओं की व्यवस्था हो। इसमें मुंगियों के शीशों के लिए अस्थायी संरचना हो सकती है।

## 134. सुअर-बाड़ा :

वह परिसर जहाँ डेयरी उत्पाद उगाने और तैयार करने के लिए सुविधाओं की व्यवस्था हो। इसमें सूअरों के शैडों के लिए अस्थायी संरचना हो सकती है।

## 135. फार्म-हाउस :

वह परिसर जहाँ कृषि फार्म में आवासीय मकान हो। संघ राज्य-क्षेत्र दिल्ली के मामले में फार्म-हाउस का क्षेत्रफल 500 वर्ग मी. से अधिक नहीं होगा।

## 136. ग्रामीण केन्द्र :

वह परिसर जहाँ कुछ गांवों के विभिन्न कार्यों के लिए सुविधाओं की व्यवस्था हो, जिनका प्रबंध वहाँ किया जाता है।

(5) विद्यमान "प्रविष्टियों" को हटा दिया जाए और उनके स्थान पर निम्नलिखित अनुबन्धों को जोड़ा जाए :

## अनुबंध - 1

सुविधा केन्द्र तथा सविस् केन्द्र

(क) सुविधा केन्द्र

सुविधाओं का व्यौरा	सुविधा केन्द्र की संख्या	क्षेत्रफल (हेक्टेयर)
योजना डिवीजन "बी" सामाजिक-सांस्कृतिक संस्थाएं, मध्यवर्ती अस्पताल "ए" प्रधान डाकघर एवं प्रशासन कार्यालय, प्रधान डाकघर एवं वितरण कार्यालय।	एफ 1	10.50
योजना डिवीजन "सी" मध्यवर्ती अस्पताल "ए", मध्यवर्ती अस्पताल "बी" नर्सिंग होम प्रधान डाकघर तार कार्यालय का विभाग।	एफ 2	5.00
सामान्य कालिज, मध्यवर्ती अस्पताल "बी" पुलिस स्टेशन, प्रधान डाकघर।	एफ 3	7.50
मध्यवर्ती अस्पताल "1", नर्सिंग होम	एफ 4	7.00
सामाजिक - सांस्कृतिक सुविधाएं		
मध्यवर्ती अस्पताल "ए"	एफ 5	9.00
नर्सिंग होम	एफ 6	9.50
अग्नि शमन केन्द्र	एफ 7	4.50
योजना डिवीजन "इ" कालिज मध्यवर्ती अस्पताल "ए" मध्यवर्ती अस्पताल "बी" सामान्य अस्पताल, नर्सिंग होम (2), तार कार्यालय, पुलिस स्टेशन, प्रधान डाकघर	एफ 8	16.00
आई टी आई	एफ 9	2.20
मध्यवर्ती अस्पताल "ए" (2), मध्यवर्ती अस्पताल "बी" (2), तकनीकी स्कूल-बी, नर्सिंग होम (2), अग्निशमन केन्द्र, प्रधान डाकघर	एफ 10	13.50
मध्यवर्ती अस्पताल "ए" (2), मध्यवर्ती अस्पताल "बी" (2) अग्निशमन केन्द्र, प्रधान डाकघर, नर्सिंग होम (2), पुलिस स्टेशन कालिज	एफ 11	14.50
कालिज, तकनीकी शिक्षा केन्द्र "ए" मध्यवर्ती अस्पताल ए, मध्यवर्ती अस्पताल		

"बी" (2), नर्सिंग होम (2), अग्निशमन केन्द्र, पुलिस स्टेशन, तार कार्यालय, प्रधान डाकघर।	एफ 12	16.00
विश्वविद्यालय परिसर, टेलीफोन केन्द्र, नर्सिंग होम (2), पुलिस स्टेशन, अग्निशमन केन्द्र सामाजिक सांस्कृतिक	एफ 13	23.55
मध्यवर्ती अस्पताल "बी" (2)	एफ 14	2.10
मध्यवर्ती अस्पताल "ए", नर्सिंग होम	एफ 15	3.00
कालिज मध्यवर्ती अस्पताल "ए", मध्यवर्ती अस्पताल "बी" (2), नर्सिंग होम (2) पुलिस स्टेशन, अग्निशमन केन्द्र।	एफ 16	11.50
मध्यवर्ती अस्पताल "ए", मध्यवर्ती अस्पताल "बी", पुलिस स्टेशन, अग्निशमन केन्द्र, नर्सिंग होम (2)	एफ 17	6.75
कालिज, सामान्य अस्पताल मध्यवर्ती अस्पताल "ए" (2), मध्यवर्ती अस्पताल "बी" (2), पुलिस स्टेशन, नर्सिंग होम (3)	एफ 18	20.00
मध्यवर्ती अस्पताल "ए" (2), मध्यवर्ती अस्पताल "बी" (2), प्रधान डाकघर, तार-कार्यालय, कालिज, नर्सिंग होम।	एफ 19	12.50
पुलिस स्टेशन प्रधान कार्यालय	एफ सी 20	1.60
मध्यवर्ती अस्पताल "बी"	एफ सी 21	1.00
कालिज, नर्सिंग होम (2)	एफ सी 22	5.25
मध्यवर्ती अस्पताल "ए"		
मध्यवर्ती अस्पताल "बी"	एफ सी 23	3.75
कालिज मध्यवर्ती अस्पताल "ए" नर्सिंग होम (2), पुलिस स्टेशन	एफ सी 24	8.50
कालिज, सामान्य अस्पताल नर्सिंग होम (3) पुलिस स्टेशन, टेलीफोन केन्द्र, अग्निशमन केन्द्र	एफ सी 25	14.40
कालिज मध्यवर्ती अस्पताल "ए", नर्सिंग होम	एफ सी 26	7.30
योजना डिवीजन "क"		
मध्यवर्ती अस्पताल "ए" मध्यवर्ती अस्पताल "बी", अग्निशमन केन्द्र, तार विभाग, प्रधान डाकघर, नर्सिंग होम।	एफ सी 27	6.50
मध्यवर्ती अस्पताल "ए", मध्यवर्ती अस्पताल "बी", नर्सिंग होम (2)	एफ सी 28	4.25
आई टी आई + तकनीकी स्कूल + फीचिंग केन्द्र मध्यवर्ती अस्पताल "ए" (3), मध्यवर्ती अस्पताल "बी" (2), पुलिस स्टेशन, अग्नि शमन केन्द्र, टेलीफोन केन्द्र, तार विभाग, प्रधान डाकघर, नर्सिंग होम (4)	एफ सी 29	20.00
मध्यवर्ती अस्पताल "ए" मध्यवर्ती अस्पताल "बी" (2), नर्सिंग होम (2)	एफ सी 30	5.20
मध्यवर्ती अस्पताल "ए" मध्यवर्ती अस्पताल "बी", अग्निशमन केन्द्र	एफ सी 31	4.80
मध्यवर्ती अस्पताल "ए" (2), मध्यवर्ती अस्पताल "बी", पुलिस स्टेशन, प्रधान डाकघर।	एफ सी 32	18.70

सामाजिक-सांस्कृतिक, मध्यवर्ती अस्पताल "ए" (2) मध्यवर्ती अस्पताल "बी", प्रधान डाकघर, नर्सिंग होम (3), अग्निशमन केन्द्र ।	एफ सी 33	12.00
योजना डिवीजन "जी"		
सामान्य अस्पताल मध्यवर्ती अस्पताल "ए", मध्यवर्ती अस्पताल "बी", नर्सिंग होम, पुलिस स्टेशन, अग्नि शमन केन्द्र, प्रधान डाकघर ।	एफ 34	11.65
मध्यवर्ती अस्पताल "ए" मध्यवर्ती अस्पताल "बी", पुलिस स्टेशन, नर्सिंग होम (3) ।	एफ 35	6.00
मध्यवर्ती अस्पताल "ए" नर्सिंग होम (4)	एफ 36	4.00
मध्यवर्ती अस्पताल "ए" नर्सिंग होम (4)	एफ 37	4.00
मध्यवर्ती अस्पताल "ए" मध्यवर्ती अस्पताल "बी", पुलिस स्टेशन	एफ 38	5.00
पुलिस स्टेशन, न्यायालयीय विज्ञान प्रयोगशाला प्रधान डाकघर	एफ 39	2.40
कालिज आई टी आई + पोलिटैकनिक, अग्नि- शमन केन्द्र	एफ 40	9.00
सामाजिक-सांस्कृतिक कालिज, टेलीफोन केन्द्र, तार विभाग, पुलिस स्टेशन, सामान्य अस्पताल, अग्निशमन केन्द्र	एफ 41	18.50
कालिज, आई टी आई + तकनीकी स्कूल, सामान्य अस्पताल, मध्यवर्ती अस्पताल, मध्यवर्ती अस्पताल "बी", नर्सिंग होम (2)	एफ 42	15.50
पुलिस स्टेशन, अग्नि शमन केन्द्र, विश्व- विद्यालय परिसर, मध्यवर्ती अस्पताल "बी" (2), तार विभाग, प्रधान डाकघर	एफ 43	13.20
कालिज मध्यवर्ती अस्पताल "बी" नर्सिंग होम (2)	एफ 44	6.00
कालिज, पुलिस स्टेशन, अग्निशमन केन्द्र, नर्सिंग होम (2)	एफ 45	6.95
कालिज	एफ 46	4.00
पुलिस स्टेशन, अग्नि शमन केन्द्र, नर्सिंग होम (3)	एफ 47	3.20
योजना डिवीजन "एच" + रोहिणी		
कालिज पुलिस स्टेशन	एफ सी 48	5.75
सामाजिक-सांस्कृतिक सुविधाएं	एफ सी 49	10.00
सामान्य अस्पताल, मध्यवर्ती अस्पताल "ए", मध्यवर्ती अस्पताल "बी" (2), नर्सिंग होम (3), पुलिस स्टेशन, टेलीफोन केन्द्र, तार विभाग, प्रधान डाकघर, कालिज	एफ सी 50	20.00
कालिज, पुलिस स्टेशन	एफ 51	15.04
सामान्य अस्पताल, कालिज, पुलिस स्टेशन, अग्निशमन केन्द्र, मध्यवर्ती अस्पताल "ए" (2), मध्यवर्ती अस्पताल "बी" (2) टेलीफोन केन्द्र, तार विभाग, प्रधान डाकघर, नर्सिंग होम (5)	एफ 52	22.35
आई टी आई + पोलिटैकनिक, पुलिस स्टेशन मध्यवर्ती अस्पताल "ए" नर्सिंग होम, प्रधान डाकघर	एफ 53	18.50

सामान्य अस्पताल, कालिज, पुलिस स्टेशन, अग्निशमन केन्द्र, मध्यवर्ती अस्पताल "ए" (2), मध्यवर्ती अस्पताल "बी", तकनीकी शिक्षा-केन्द्र, प्रधान डाकघर, नर्सिंग होम (4)	एफ सी 54	25.54
सामान्य अस्पताल, कालिज, पुलिस स्टेशन, अग्निशमन केन्द्र, मध्यवर्ती अस्पताल "बी" (2), नर्सिंग होम (4)	एफ सी 55	16.68
कालिज, पुलिस स्टेशन, अग्निशमन केन्द्र, मध्यवर्ती अस्पताल "ए" (2); मध्यवर्ती अस्पताल "बी" (3), टेलीफोन केन्द्र, तकनीकी शिक्षा केन्द्र, तार कार्यालय, प्रधान डाकघर + प्रशासन कार्यालय, नर्सिंग होम (4)	एफ सी 56	24.42
पुलिस स्टेशन, मध्यवर्ती अस्पताल "ए" (2), मध्यवर्ती अस्पताल "बी" (2), नर्सिंग होम (4), कालिज टेलीफोन केन्द्र, अग्नि शमन केन्द्र, प्रधान डाकघर	एफ सी 57	35.00
कालिज मध्यवर्ती अस्पताल "ए" (2), मध्य- वर्ती अस्पताल "बी", नर्सिंग होम (2), पुलिस स्टेशन	एफ सी 58	12.00
कालिज, मध्यवर्ती अस्पताल "ए" (2), मध्य वर्ती अस्पताल "बी" (2), नर्सिंग होम (5), पुलिस स्टेशन, जेल, अग्निशमन केन्द्र, प्रधान डाकघर	एफ सी 59	37.00
पुलिस स्टेशन, मध्यवर्ती अस्पताल "ए", नर्सिंग होम (2)	एफ सी 60	4.75
मध्यवर्ती अस्पताल "ए" मध्यवर्ती अस्पताल "बी"	एफ सी 61	4.00
(ख) सविस केन्द्र		

सविस केन्द्रों की संख्या	एल०पी०जी० क्षेत्रफल मोदारों की संख्या	हैक्टेयर में
1	2	2
डिवीजन "बी" एस 1	4	3.75
डिवीजन "डी" एस 2	4	2.20
डिवीजन "ई" एस 3	4	4.00
एस 4	4	8.00
एस 5	2	1.50
एस 6	4	3.00
एस 7	4	2.25
एस 8	2	2.50
एस 9	4	3.50
एस 10	4	3.20
एस 11	4	3.15
डिवीजन "एफ"		
एस 12	4	1.80
डिवीजन "जी"		
एस 13	2	1.80

1.	2	3
एस 14	4	5.50
एस 15	4	7.50
एस 16	4	16.00
एस 17	4	7.00
डिवाजन "एच"		
एस 18	6	5.50
एस 19	6	5.00

अनुबन्ध-1क

संस्तुत वृक्षारोपण

(क) पूर्वी जोन :

निचले क्षेत्रों में समूह वृक्षारोपण के लिये निम्नलिखित वृक्षों की सिफारिश की जाती है।

1. समूहों में बांस
2. केजुडीना एकिविस्टीफोलिया]]
3. यूविलपटस
4. सेलैफस]

रंग और सौंदर्य के उद्देश्य से निम्नलिखित वृक्षों की सिफारिश की जाती है।

1. कैलीस्टेमोन लेंसिओलसट्स
2. लारजरस्ट्रोमिया-कलोल-रिजोनी
3. पैल्टोफोर्म फेरु जिन्स

वन भूमि और रोड साइड वृक्षारोपण के लिये निम्नलिखित वृक्षों की सिफारिश की जाती है।

1. शोशम
2. फाइकस इन्फेक्टोरिया
3. पंपल
4. पैल्टोफोर्म फेरुजीनियम
5. टमिनलिया अर्जुना

(ख) दक्षिणी जोन :

वन भूमि और रोड साइड वृक्षारोपण के लिये निम्नलिखित वृक्षों की सिफारिश की जाती है।

1. एलेन्थस एक्सेल्सा
2. सप्तपर्ण वृक्ष
3. ऐन्थोसेफैलस कंदवा
4. नीम
5. बस्तिआ लेटिकोलिया
6. अमलतास
7. केसिया सिमेआ
8. शोशम
9. फाइकस इन्फेक्टोरिया
10. फाइकस टिजिवा
11. अशोक
12. पुत्रजीवा रोकसवगाई
13. शिचलिकेरा ट्रिजुगा
14. इमली
15. टमिनलिया अर्जुना

पाकों और बागों में निम्नलिखित वृक्षों की सिफारिश की जाती है।

1. ऐकेशिया ओरोक्लफामिस
2. बाँहीनिया स्पे

3. सेमल

4. केसिया सोफेरा
5. कोरिसिया स्पेसिओसा
6. कोलर्वाल्लिया रेसेमोसा
7. कंदेवा रिलिजिओसा
8. डेलोनिकस रेजिया
9. एरीथ्रीना एन्डिका
10. जैवरण्डा मिमोसिफोलिया
11. लारजरस्ट्रोमिया स्पे.
12. मिम्यूस्पस एलेजि
13. पैल्टोफोर्म फेरुजिन्स
14. प्ल्यूमारिया अल्वा बार
15. सर्का इंडिका
16. टेकोमा अर्जेंटिआ

(ग) पश्चिमी जोन :

वन भूमि और रोड साइड वृक्षारोपण में निम्नलिखित वृक्षों की सिफारिश की जाती है।

1. सप्तपर्ण वृक्ष
2. नीम
3. व्यटिआ फ्रोन्डोसा
4. अमलतास
5. शोशम
6. डायोस्पाईरस मोन्तेना
7. फाइकस इन्फेक्टोरिया/ग्लोमीरेटा
8. बोगमिया ग्लेबरा
9. टेरोस्पुमम एकेरिफोलियम
10. इमली
11. टमिनलिया अर्जुना

पाकों और बागों में निम्नलिखित वृक्षों की सिफारिश की जाती है।

1. ऐकेशिया ओरोक्लफामिस
2. बाँहीनिया बार
3. अमलतास
4. क्रिटिविआ रिलिजिओसा
5. डेलोनिकस रेजिया
6. सरिथ्रीना इंडिका
7. जैवरण्डा मिमोसिफोलिया
8. लारजरस्ट्रोमिया-फलोस-रेजिनी
9. मिम्यूस्पस एलेजिल
10. पैल्टोफोर्म फेरुजिन्स
11. प्ल्यूमारिया अल्वा बार
12. टेरो स्पुमम एकेरिफोलियम
13. सर्का इंडिका
14. टेकोमा अर्जेंटिआ
15. शिचलिकेरा ट्रिजुगा]

(घ) उत्तर-पूर्वी जोन : पूर्वी जोन के अनुसार

(च) उत्तर पश्चिम जोन : पश्चिमी जोन के अनुसार

अनुबन्ध-2]

विभिन्न आवासीय क्षेत्रों में मिश्रित उपयोग

समूह-2 आवासीय क्षेत्र

(क) मुख्य योजना से पूर्व निम्नलिखित भूखण्डों का विकास किया गया।

1. न्यू राजेन्द्र नगर
2. भाडल टाउन
3. राजौरी गार्डन
4. पंजाबी बाग
5. डिफेंस कालोनी
6. कैलाश, ग्रेटर कैलाश एवं एक्सटेंशन
7. निजामुद्दीन
8. मोल्फ लिक्स
9. सुन्दर नगर
10. हौज खास इन्क्लेव एवं एक्सटेंशन
11. जंगपुरा पश्चिम
12. जोर बाग
13. डिप्लोमैटिक इन्क्लेव
14. ग्रीन पार्क

(ख) 1960 के बाद स्वीकृत समस्त भूखण्डों का सामान्य और सहकारी आवास भवन भूखण्डों का क्षेत्र।

(ग) समूह-2 और समूह-1 के कालम क और ख में न आने वाला कोई अन्य क्षेत्र।

समूह-2 आवासीय क्षेत्र

(क) पुनर्वास भूखण्डों आवासीय क्षेत्र और अन्य भूखण्डों आवासीय क्षेत्र व्यावसायिक भेदन सहित।

1. रूप नगर
2. कमला नगर
3. शक्ति नगर
4. राजेन्द्र नगर
5. पटेल नगर
6. गांधी नगर
7. कृष्ण नगर
8. गीता कालोनी
9. शाहदरा
10. रोहतास नगर
11. बलबीर नगर
12. राणा प्रताप बाग
13. तिमार पुर
14. शिवाजी पार्क
15. मोती नगर
16. मानसरोवर गार्डन
17. विजय नगर
18. रमेश नगर
19. किंगडो कैंप
20. मुल्तान नगर
21. कोर्ति नगर
22. तिलक नगर
23. इन्द्र पुरी
24. कालका जी
25. शाहदरा-टाउन

26. लाजपत नगर

27. मालवीय नगर

(ख) समस्त जे० जे० एवं पुनर्वास कालोनियां।

(ग) समस्त शहरी गांव।

समूह-3 आवासीय क्षेत्र

समय-समय पर नियमित अनधिकृत कालोनियां।

अनुबन्ध-3

उद्योगों का वर्गीकरण

क. निम्नलिखित विनिर्माण इकाइयों की धरेलू उद्योगों के रूप में स्थानीय बाजार के भाग के रूप में सेवा केन्द्र, सामूदायिक केन्द्र, जिला केन्द्र एवं उप केन्द्रों का व्यापार जिला; हल्के एवं सेवा उद्योग उपयोग जोन-एम 1 भूखण्डों का समूह उद्योग; और विस्तृत उद्योग उपयोग जोन-एम 2 में अनुमति है।

1. अगरवत्त, एवं उससे मिलते-जुलते उत्पाद
2. इलेक्ट्रिकल गैजेट्स की एसेम्बली एवं मरम्मत
3. इलेक्ट्रॉनिक वस्तुओं की एसेम्बली एवं मरम्मत
4. सिलाई-मशीनों की एसेम्बली एवं मरम्मत
5. वैटिक वक्से
6. लोहारगिरी
7. ब्लॉक बनाना एवं फोटो को बढ़ाना
8. बिस्कुट, पाप, केक और कुकी बनाना
9. बटन बनाना, बटन और हुक लगाना
10. कैलिको एवं सूती-उत्पाद
11. वॉल एवं बांस उत्पाद
12. क्ले एवं मोर्बलिंग
13. नारियल-जुटा एवं जूट उत्पाद
14. गत्ते के वक्से
15. मोमवस्तियां
16. तांबे एवं पीतल के जार्ज वेयर्स
17. जहाजी रस्से, रस्से एवं जूने बनाना
18. बड़ईगिरी
19. संस्पर्श लैंस
20. केनवस बैग एवं बिस्तरबंद बनाना
21. कैंडीज, मिठाइयां, रसमलाई इत्यादि (जब डिब्बाबंदी न हो)।
22. सूत/सिल्क छपाई (हाथ द्वारा)।
23. दरी एवं कार्लिन बुनाई
24. डिटरजेंट (भट्टी रहित)
25. कशीदाकारी
26. चित्रों और दर्पणों के चौखटे बनाना
27. फाउन्टेन पेन, बाल पेन एवं पेस्ट बनाना
28. सोने एवं चांदी की चूड़ियां, कलावस्तु
29. हीजरी-उत्पाद
30. कशीदाकारी सहित हैट, टोपियां, पगडियां
31. हार्थ, दान्त की नक्काशी
32. फाउन्टेन पेनों के लिये स्याही बनाना
33. सोने-चांदी की वस्तुएं
34. खाद एवं हथकरघा
35. लाख के उत्पाद

36. चमड़े के जूते
37. चमड़े एवं रेक्सोन से बनी वस्तुएं
38. निम्नलिखित वस्तुओं का उत्पादन
  - (1) ब्लैकों केबल
  - (2) भुश
  - (3) क्रेआन्स
  - (4) कुल्फी एवं कन्फेक्शनरी
  - (5) जैम, जैलो एवं फल-परिरक्षण
  - (6) संगीत-यंत्र (मरम्मत सहित)
  - (7) लाख-कार्य एवं इससे मिलते-जुलते कार्य
  - (8) पर्स, हैंड बैग जैसी चमड़े की सजावट वाले वस्तुएं
  - (9) छोटे इलेक्ट्रॉनिक पुर्जे
39. नाम पट्ट बनाना
40. कागज-स्टेशनरी की मदे व जिल्द साज
41. पिय हैट, फूलों की मालायें एवं पिय
42. पी.०.वी.०.सी.० के उत्पाद (एक मोल्डिंग मशीन सहित)
43. कुछटी
44. सुगंध एवं सौंदर्यवर्धक वस्तुएं
45. फोटो सीटिंग
46. फोटो स्टैंट एवं साईक्लोस्टाइलिंग
47. बर्डी, पापड़, इत्यादि बनाना
48. मसाले, गर्म मसाले, मूंगफली और दाल इत्यादि तैयार करना
49. पान-मसाला
50. घड़ियों और घण्टों की मरम्मत
51. राखी बनाना
52. शिला-तक्षण
53. खेल-कूद की वस्तुएं
54. शल्य पट्टियों की रोलिंग व कटिंग
55. स्टोव की पिन्नें, सेपटी पिन्नें एवं एल्यूमिनियम के बटन (हैंड प्रैस द्वारा)
56. चांदी का वर्क बनाना
57. साड़ी की फाल बनाना
58. सिलाई
59. घागे के शोले एवं सूत की भरवाई
60. खिलौने एवं गुड़ियां
61. छातों की गुड़ाई
62. ग्रामोण पोटरों उद्योग (भट्टी रहित)
63. ग्रामोण तेल घर्मा
64. रोएदार मुलायम चमड़े से जड़े हुए जूते/शालस
65. सिवई एवं मैकरोनी
66. लकड़ी की तक्काशें एवं सजावट लकड़ी की वस्तुएं
67. ऊन के गोले बनाना और लच्छे बनाना
68. लकड़ी/गते के आभूषणों के बक्से (अग्निशमन विभाग से अनापत्ति प्रमाणपत्र प्राप्त होने की शर्त पर)
69. ऊन की बुनाई (मशीन से)
70. जरी, जरदोजी

ख. निम्नलिखित विनिर्माण इकाईयों की स्थानीय बाजार के भाग के रूप में सेवा केन्द्र, सामुदायिक केन्द्र, जिला केन्द्र एवं उप केन्द्रिय व्यापार

जिला: हल्के एवं सेवा उद्योग उपयोग जोन-एम 1, भूखण्डिय समूह उद्योग और विस्तृत उद्योग उपयोग जोन-एम 2 में अनुमति है।

71. एल्यूमिनियम फर्नीचर
72. एयरकन्डीशनर के पुर्जे
73. एल्यूमिनियम की चादरे
74. एल्यूमिनियम के दरवाजे/खिड़कियां/जुड़नार
75. साईकिलों की एसेम्बली एवं मरम्मत
76. आटे की चक्की और मसालों व दाल की पिसाई
77. आटो-पुर्जे
78. पेटियां और बकलस
79. बल्ब
80. डबलरोट और ब्रेकरेज (प्रतिबन्धित)
81. कपड़ा-रंगाई
82. कपास-ओटाई
83. सूती एवं रेशमी पर्वों की छपाई
84. साईकिल-चेन
85. साईकिल-ताले
86. दाल मिश्र
87. हूरे की कटाई एवं पालिका का कार्य
88. विद्युत जुड़नाकें (स्विच, प्लग, पिन इत्यादि)
89. इलेक्ट्रोप्लेटिंग भाईनाप्लेटिंग, एनोडिंग
90. इलेक्ट्रॉनिक-वस्तु-विनिर्माण (बड़े पैमाने पर)
91. इलास्टिक-उत्पाद
92. इलेक्ट्रिक-मोटर एवं पुर्जे
93. इलेक्ट्रिक प्रैस की एसेम्बली
94. इंजन-नियंत्रण-कार्य
95. ग्राइन्डर
96. फाउन्डरी (लघु जाव कार्य)
97. आइस क्रेम
98. धर्फ के बक्से और कूलरों की बांड
99. लोहे की पिन्नें एवं दरवाजे बनाना
100. गूट-उत्पाद
101. चांदी के छल्ले
102. चाकू बनाना
103. संगमरमर के पत्थर की वस्तुएं
104. मशीनों के औजार
105. मिक्सर
106. मेटल लेटर कटिंग
107. मोटर वाईडिंग-कार्य
108. तेल उद्योग
109. पावर लूम
110. फोटोग्राफ, प्रिंटिंग (साइन बोर्डों की प्रिंटिंग सहित)
111. लघु छपाई-प्रैस (बशर्ते कि समस्या उत्पन्न न करें)
112. लघु घरेलू यंत्रों और गैजेट्स की मरम्मत (जैसे रूम हीटर, रूम कूलर, हाट प्लेस आदि)
113. रबड़ की मुहरें
114. सेनेटरी का सामान
115. पेंच और फील
116. पर्वों की छपाई

117. कैंची बनाना
118. जूते के फीते
119. साबुन बनाना
120. चश्मों और घूष की ऐनकों के फ्रेम
121. स्टील-फर्नीचर
122. स्टीलबलाकर्स
123. स्टील की स्प्रिंगें
124. स्टील की अलमारियां
125. स्टैम्प पैडिंग
126. शल्य यंत्र एवं उपस्कर
127. टेबल लैम्प एवं शेड्स
128. टिम्बर काटिंग
129. टीन के बक्से बनाना
130. ट्रांसफार्मर के कवर
131. टी. वी., रेडियो, कैसेट, रिकार्ड्स इत्यादि
132. टी. वी./रेडियो/ट्रांजिस्टर की केबिनेटें
133. टायर-रिट्रैडिंग
134. टाइपराइटर के पुर्जों का विनिर्माण करना एवं उनकी एसेम्बली करना
135. पानी के मीटरों की मरम्मत करना
136. पानी की टंकियां
137. वैल्विंग के कार्य
138. वायर निटिंग
139. लकड़ी के फर्नीचर के कार्य

ग. निम्नलिखित विनिर्माण इकाईयों की सामुदायिक केन्द्र के भाग के रूप में सेवा केन्द्र, जिला केन्द्र एवं उप केन्द्रीय व्यापार जिला, हल्के एवं सेवा उद्योग उपयोग जोन एम-1, भूखण्डीय समूह उद्योग और विस्तृत उद्योग उपयोग जोन-एम-2 में अनुमति है।

140. पीतल की जुड़नारें
141. डलाई (औद्योगिक)
142. तांबे की धातु के पुर्जे
143. प्लास्टिक की मोल्डिंग के लिए ड्राईयां
144. शीशे का कार्य (एसेम्बली प्रकार वाला)
145. कब्जे एवं हार्डवेयर
146. ताले
147. लैम्प और
148. दुग्ध क्रीम सेप्रेटर्स
149. प्लास्टिक के पुर्जों की पालिश करना
150. स्टील की पत्ती की स्प्रिंग का विनिर्माण
151. बर्तन

घ. निम्नलिखित विनिर्माण इकाईयों की जिला केन्द्र एवं उपकेन्द्रीय व्यापार जिला के भाग के रूप में सेवा केन्द्र, हल्के एवं सेवा उद्योग उपयोग जोन।

एम-1 भूखण्डीय समूह उद्योग और विस्तृत उद्योग उपयोग जोन-एम-2 में अनुमति है।

152. ब्रीफ केस एवं बैग
153. सजावटी सामान
154. बाहुनों की डेंटिंग एवं पेंटिंग

155. बर्फखाना
156. धातु के डिब्बे
157. रोलिंग शटर

च. निम्नलिखित विनिर्माण इकाईयों को हल्के एवं सेवा उद्योग उपयोग जोन-एम 1, भूखण्डीय समूह उद्योग और विस्तृत उद्योग उपयोग जोन-एम 2 में अनुमति है।

158. वातित जल एवं फलों का रस
159. कृषि-यंत्रों की मरम्मत करना
160. शस्त्रों के पुर्जे
161. एल्युमिनियम-वेअर्स, केक और पेस्ट्री के सांचे
162. अटैची, सूटकेस और ब्रीफकेस
163. आटोमोबाइल की सर्विस और मरम्मत करने की कार्यशाला
164. बैटरी चाज़िंग
165. ब्लोअर पंखें
166. ब्रुश एवं झाड़ू
167. ब्रास का कार्य (पाइप)
168. बिल्डर्स हार्डवेअर्स
169. बटन, क्लिप्स
170. बाल्टियां
171. कन्फेशनरी कैंडोज एवं मिठाईयां
172. शीतागार एवं रेफ्रिजेशन
173. सीमेंट के उत्पाद
174. तांबे के बेअर एवं बर्तन
175. कटलरी
176. कंड्यूट नालिकाएं
177. औषधियां एवं दवाईयां
178. दरवाजे और खिड़कियां
179. इलेक्ट्रिक लैम्प शेड्स; डिक्सचरस
180. विद्युत-साधन (रूम हीटर, लैम्प इत्यादि)
181. फेब्रिकेशन (जैसे कैंची व फ्रेम)
182. प्रतिदीप्त प्रकाश जुड़नार (निर्गल-साईन सहित)
183. फल-डिब्बाबंदी
184. ग्राइंडिंग कार्य
185. घरेलू बर्तन (वैल्विंग, टंकाई, चिप्पी लगाना और पालिश करना)
186. घरेलू/रसोई के साधन
187. हैंड टूलस
188. हेल्मेट
189. लोहा डलाई घर
190. इन्डस्ट्रियल फास्टनर्स
191. इंटरोलॉकिंग व बटन लगाना
192. स्याही बनाना
193. प्रयोगशाला पोसिलिन, बंठ प्रेसिलिन वेअर्स
194. लास्ट्री, ड्राईक्लेन और रंगाई
195. लालटेन, टार्च और फ्लैश लाइट
196. टूकों और धातु के बक्से का विनिर्माण
197. धातु पर पालिश करना
198. दुग्ध की क्रीम की सशॉनें
199. दुग्ध-परीक्षण करने वाले यंत्र
200. विविध मशीनों के पुर्जे



201. नट, बोल्ट, पुली चैन और गिअर्स
202. प्रकाशकीय उपकरण
203. तेल-स्टोव, प्रकाश-दीप और उप सा न
204. छपाई, जिल्दसाजी, उभरी छपाई और फोटोग्राम इत्यादि।
205. ताले और यंत्रदावित ताले
206. समस्त प्रकार के सूक्ष्म उपकरण
207. प्लास्टिक जिग, जुड़नार और धातु की नक्काशी
208. फोटोग्राफी का सामान
209. कागज काटने वाली मशीनें
210. प्रेशर कुकर
211. छल्ले और अखुजे
212. रेजर ब्लेड
213. स्टेशनरी-मर्दे (शैक्षणिक एवं स्कूल-इकाई के उपकरणों सहित)
214. स्टील के तार के उत्पाद
215. शीट मेटल वर्क्स
216. जूते बनाना और मरम्मत करना
217. शू-ग्राइन्डरी
218. सेप्टो पिने
219. स्टेपलर पिने
220. तम्बाकू-उत्पाद (सिगरेट और बीडियां)
221. टिन के उत्पाद
222. सिलाई-सामग्री
223. ट्रक एवं बस (बाड़ी बनाना)
224. टेलीफोन के पुर्जे
225. थर्मामीटर
226. पोषिका स्प्रिंग और अन्य स्प्रिंगें
227. मोम पोलिशिंग
228. घड़ी और घण्टों के पुर्जे
229. नहाने का साबुन
230. पानी के मोटर
231. जप-बंधन

छ. निम्नलिखित विनिर्माण इकाइयों की विस्तृत उद्योग उपयोग जोन एम-2 में अनुमति है।

232. आटोमोबाइलों के पुर्जे एवं ढलाई
233. अम्ल एवं रसायन (छोटे पैमाने वाले)
234. कृषि-साधन एवं औजार (मध्यम पैमाने वाले)]
235. एल्युमिनियम के उत्पाद
236. एल्युमिनियम एमीडाइजिंग
237. बूचड़खाने के आनुवंशिक उद्योग
238. आटो इलेक्ट्रोप्लेटेड उपसाधन
239. आटोमोबाइल पत्तों की स्प्रिंगें (बड़े पैमाने पर)
240. बैटरी के घरे
241. बैटरी व उप साधन
242. पशुओं का चारा
243. मृत्तिका एवं चीनी मिट्टी के उद्योग
244. अपकेन्द्री पम्प एवं लघु टरबाइनें
245. कंक्रीट एवं माजक उत्पाद
246. कबने वाले दरवाजे, रोलिंग एवं ग्लिस्

247. कपास-ओटाई (बड़े पैमाने पर)
248. दरी एवं कालोन (बड़े पैमाने पर)
249. रोगाणुनाशक एवं कीटनाशी (छोटे पैमाने पर)
250. रंगाई, ब्लॉचिंग, फिनिशिंग, प्रोसेसिंग कलाथ (मसंरंकरण, कैलेंडरिंग, चमकाने आदि सहित)
251. बिजली की मोटरें, ट्रांसफार्मर एवं जेनरेटर
252. इलेक्ट्रोप्लेटिंग (बड़े पैमाने पर)
253. एनेमल का सामान
254. वरफो जाली
255. अग्नि शमन उपस्कर
256. प्रतिदीप्त प्रकाश
257. पल्लो मिल
258. फुटवीयर
259. फोम पाइल्स
260. ईंधन-गैस (उत्पाद सहित)
261. गैल्वनीकृत वाल्टियां
262. कांच के उत्पाद (छोटे पैमाने पर)
263. ग्रीस, तेल इत्यादि
264. जी. आई., कुट्टय पाइप-जुड़नारें
265. हंड प्रैस
266. ह्यूम पाइप (छोटे पैमाने पर)
267. हाईड्रोलिक प्रैस
268. लोहा ढलाईघर (मध्यम पैमाने पर)
269. लोहे के पाइप
270. लोहे के हथौड़े
271. लैथ मशीनें
272. चमड़े की पोषिका एवं अन्य चमड़े की वस्तुएं
273. निकाल पालिश करना
274. पेंट एवं वारनिश
275. प्लास्टिक के उत्पाद (बड़े पैमाने पर)
276. प्लास्टिक की डाई
277. फागज के उत्पाद
278. पालिश का कार्य
279. कले-प्रोसेसिंग एवं अन्य मिट्टियां
280. पी. वी. सी. कम्पाउन्ड्स
281. पोलिथिन की थैलियां
282. रेफरीजरेटर्स एवं एअर कन्डीशनरस
283. रेल-युग्मक पुर्जे
284. रबड़ की वस्तुएं (छोटे पैमाने पर)
285. बिजली के पंखे
286. आरा मिल एवं लकड़ी का कार्य
287. छोटी मशीनें एवं मशीनों के औजार
288. स्त्रेअर्स (हाथ एवं पैर से)
289. रचनात्मक स्टील-फैब्रिकेशन्स
290. चादर मोड़ने की प्रैस
291. चाल-भापी
292. स्टील की-रोलिंग मिल्स (छोटे पैमाने पर)
293. स्टील की ढलाई
294. स्टील-तार की खिचाई

295. पत्थर तोड़ने वाली मशीन के पुर्जे
296. कैंची बनाना
297. मसाले की फैक्टरी
298. शल्य-चिकित्सा की वस्तुएं
299. तिरपाल एवं तम्बू का कपड़ा
300. सूती मिलें (मध्यम पैमाने वाली)
301. शृंगार सामान
302. ट्रेक्टर के पुर्जे
303. टाइपराइटर
304. छतरी की रिवें
305. बर्तन
306. निर्वात फ्लास्क
307. प्लाईवुड की पत्तें
308. वाटरप्रूफ सूती उत्पाद
309. तार-खिचाई, लिपेटना और बिजली के तार
310. तार की जाल बनाना
311. शाशव बनाना
312. लकड़ी की संरचनात्मक वस्तुएं
313. सेखन एवं अंकन स्याही
314. एकस-रे की मशीनें
315. जिक पालिश करना

निम्नलिखित शर्तें उद्योग के संबंधित वर्ग पर लागू होंगी।

वर्ग "क"

सं. 1 से 70 तक

इन औद्योगिक इकाइयों की निम्नलिखित शर्तों पर आवासीय परिसरों में अनुमति है।

कामगारों की अधिकतम संख्या	5
पावर-लोड	1 किलोवाट तक
वर्ग क एवं ख	
संख्या 1 से 139 तक	

इन औद्योगिक इकाइयों की निम्नलिखित शर्तों पर सेवा केन्द्र (स्थानीय बाजार) में अनुमति है।

कामगारों की अधिकतम संख्या	5
पावर-लोड	3 किलोवाट तक

वर्ग क, ख एवं ग

संख्या 1 से 151 तक

इन औद्योगिक इकाइयों की निम्नलिखित शर्तों पर सेवा केन्द्र (सामुदायिक केन्द्र) में अनुमति है।

कामगारों की अधिकतम संख्या	9
पावर-लोड	3 किलोवाट तक

वर्ग क, ख, ग एवं घ

संख्या 1 से 157 तक

इन औद्योगिक इकाइयों की निम्नलिखित शर्तों पर सेवा केन्द्र (जिला केन्द्र, उपकेन्द्रीय व्यापार जिला) में अनुमति है।

कामगारों की अधिकतम संख्या	19
पावर-लोड	5 किलोवाट तक

वर्ग क, ख, ग, घ एवं ङ

संख्या 1 से 231 तक

(1) इन इकाइयों की निम्नलिखित शर्तों पर इसके औद्योगिक क्षेत्रों में अनुमति है।

कामगारों की अधिकतम संख्या	50
पावर-लोड	30 किलोवाट तक

(2) इन इकाइयों की निम्नलिखित शर्तों पर ही भूखण्डीय समूह औद्योगिक क्षेत्र में अनुमति है।

कामगारों की अधिकतम संख्या	50
पावर-लोड	30 किलोवाट तक

भूखण्डीय समूह उद्योग इकाइयों के अन्तर्गत औद्योगिक इकाइयों की अनुमति है जिनमें निम्नलिखित की अधिकता न हो,

(1) कम्पन

(2) ठोस एवं तरल कूड़ा-करकट

(3) कच्चे माल/तैयार किए गए उत्पादों का आवागमन वर्ग क, ख, ग, घ, च एवं छ

संख्या 1 से 315 तक

इन इकाइयों की निम्नलिखित शर्तों पर विद्यमान औद्योगिक क्षेत्रों में अनुमति है।

विद्यमान इकाइयों में कामगारों की अधिकतम संख्या	500
नई इकाइयां	50

अनुबंध 3-ज

ग्रामीण उपयोग जोन में औद्योगिक क्षेत्र में अनुमत उद्योग

1. उत्प्रेरित कार्बन
2. जी का रस एवं सार
3. वेर कैंडी और अमरुद फल बार
4. पशुओं का चारा
5. निम्बू-वंश के फलों का रस
6. कन्फैक्शनरी
7. दाल-मिलिंग
8. शुष्क-सब्जियां
9. युक्लिपटस का तेल
10. पक्षी-मिलिंग
11. फूल-त्रिकैट्स
12. माल्टा की ग्रेडिंग, बैकिंग एवं पालिशिंग
13. अंगूर का सिरका एवं जूस
14. भूगफली का तेल
15. ग्वार-स्पलट
16. गुड़ और खांडसारी
17. हाथ से बनाया हुआ कागज
18. आईसक्रीम
19. लैक्टिक एवं आक्सैलिक अम्ल
20. दालों की पिसाई
21. सरसों का तेल एवं पाउडर
22. पास्चुरीकृत दूध एवं इसके उत्पाद
23. अचार, चटनी एवं मुरब्बा
24. मुर्गी-मुर्गियों का चारा
25. तैयार फल एवं सब्जियों के उत्पाद

26. पाइकोलेज्ड ग्लूकोस और स्टार्च
27. रेप सीड तेल
28. लाल मिर्चों की तेलीय राल
29. चावल की पिसाई
30. तिल का तेल
31. मसाले की पिसाई
32. ईन्ड-वेवस
33. गत्ते
34. शल्य चिकित्सा की पट्टियाँ
35. टमाटर की चटनी और सब्जियों की सांस
36. वॉनिंग फूड
37. इस अनुबंध के भाग "क" के अन्तर्गत क्रम संख्या 1 से 70 तक में दी गई औद्योगिक इकाईयों की भी अनुमति है।

अनुबंध 3-अ

संघ राज्य-क्षेत्र दिल्ली के भीतर निषिद्ध उद्योग

- |   |                                       |
|---|---------------------------------------|
| (क) खतरनाक/हानिकार औद्योगिक इकाईयाँ   | विशेषताएं                             |
| सैलूलोज उत्पाद  |                                       |
| 1. कार्बन ब्लेक एवं सभी प्रकार के कार्बन ब्लेक  | अग्नि संकट                            |
| 2. कच्चे तेल को शुद्ध करना, तैयार करना और भंडन करना पेट्रोलियम जैसी, गैस पीकिंग आदि सहित नेफ्था-भंडन    | ज्वलनशील धुंआ और शोर                  |
| 3. ईंधन तेल, प्रदीपन तेल और अन्य तेल जैसे सैंटिक तेल, शोल तेल, चिकनाई                                   | अग्नि संकट                            |
| 4. औद्योगिक ऐलकोहल  | दुर्गन्ध                              |
| 5. माचिस  | अग्नि संकट                            |
| 6. समाचार पत्र का कागज  | दुर्गन्ध, संदूषित धौवन जल, अग्नि संकट |
| 7. पेन्ट, एनेमल, रंग, वारनिश, (लियो वारनिश के अतिरिक्त) वारनिश रिमूवरस, तारपीन और तारपीन के प्रतिस्थापक | अग्नि संकट                            |
| 8. पेट्रोलियम-कोक, ग्रेफाइट-उत्पादन   | अग्नि संकट                            |
| 9. प्रिंटिंग स्थाही   | अग्नि संकट                            |
| 10. रेयन-संतु, वज्र पदार्थ, मायोफेन कागज [इत्यादि, सैलूलोज नाईट्रेड, सैलूलो-यड वस्तुएं, स्क्रैप और विलय | अग्नि संकट                            |
| सीमेंट और रिफ्रेक्टरीज  |                                       |
| 1. एनैमलिंग विट्रिअस  | धुंआ                                  |
| 2. कांच की पट्टियाँ (3 टन की क्षमता से अधिक)  | अग्नि संकट                            |

3. भारी धातु की गढ़ाई (स्टीम और पावर हेमर का उपयोग करने वाला)

शोर, धुंआ, कम्पन

4. मैकेनिकल पल्पर तुड़ाई
5. पोर्टलैंड सीमेंट
6. रिफ्रेक्टरीज

धूल, पतला गारा, शोर  
धूल  
धुंआ

विस्फोटक और गोला-बारूद

1. विस्फोटक अथवा उनके उपदान जैसे आतिशबाजी, बारूद, गन कॉटन आदि
2. औद्योगिक जिलैटिन नाइट्रो ग्लैसरीन और फलमिनेट

अग्नि-संकट

अग्नि-संकट

उर्वरक

1. नाइट्रोजीनियस और फास्फोडिब उर्वरक, मिलान हेतु उर्वरकों के मिश्रण के अतिरिक्त (बड़े पैमाने पर)

अग्नि, शोर, हानिकारक गैसों और धूल

फल

1. ऐबंटवाअर्स
2. ऐलकोहल आसवनी, ब्रेबरीज और पोटेबल स्प्रिट

अग्नि गंध दूषित जल  
औरेंजिन के कारण शोर, अग्नि-संकट, दुर्गन्ध

3. सोवर-परिष्करण
4. वनस्पति-तेल

दुर्गन्ध, अग्नि-संकट  
शोर, दुर्गन्ध

अकार्बनिक रसायन उद्योग

1. अम्ल-सल्फ्यूरिक, अम्ल, नाईट्रिक अम्ल, एसोडिक अम्ल, विकरिक अम्ल, हाईड्रोक्लोरिक अम्ल, फास्फोरिक अम्ल, बैटरी अम्ल, बैमजिक अम्ल, कार्बोसिलिक अम्ल, क्लोरो सल्फ्यूरिक अम्ल इत्यादि

अग्नि संकट, आक्रामक धूम और धुंआ

2. थार-कास्टिक सोडा, कास्टिक पोटाश, सोडा-ऐश इत्यादि

अग्नि संकट संक्षारक

3. कार्बन-डाइसल्फाइड, नीला लाजवर्द, क्लोरोन-हाइड्रो-जन इत्यादि

अग्नि संकट धूल और धुंआ

4. खनिज लवण (जिनमें अम्लों का प्रयोग होता है)

अग्नि संकट धूम और धुंआ

चमड़ा और अन्य जानवर उत्पाद

1. जंतु और मछली का तेल
2. अस्थि-पेप, अस्थि-चूर्ण, अस्थि-पाउडर अथवा खुले में अस्थियों का भण्डारण

अग्नि संकट

अग्नि गंध

3. ग्रन्थि-निष्कर्षण

4. अस्थि और मांस से सरस और जिलेटिन

अग्नि गंध

5. चमड़ा कमाना

अग्नि गंध

धातुकर्मक उद्योग	शोर, धूल, धूँआ और अग्नि संकट शोर, धूल, धूँआ और अग्नि संकट शोर, धूल, धूँआ और अग्नि संकट	वस्तु	1. साफ रेस्त, ऑयलो एवं ग्रीजी रेस्त अग्नि संकट 2. फर्लेक्स, यार्ड, एवं अन्य फाइबरस अग्नि संकट 3. ऑयल शीट्स एवं वाटर प्रूफ कपड़े अग्नि संकट 4. वस्त्र फिनिशिंग-मशीन एवं रंगाई अम्लीय धोवन जल 5. ऊन स्पनिंग धुलाई के कारण अशुद्ध द्रव अपशिष्ट लकड़ी और लकड़ी के उत्पाद लकड़ी का आसवन, पकाना और सुखाना अग्नि संकट, शीघ्र प्रज्वलित होने वाली हानिकारक गैसें
आर्गेनिक रसायन उद्योग	1. ऐसीटसाइड, फिडाईन्स आ-योडोफोर्म, क्लोरोफोर्म, बी-नेफ्थॉल इत्यादि अग्नि संकट, बदबू 2. संपीकृत स्थायी द्रवोद्भूत और विलीन औद्योगिक गैसें अग्नि संकट 3. रंग और रंग-सामग्री मध्यम अम्लीय द्रव, मलनिस्तारी 4. कीटनाशी, पेस्टिसाईड्स, कव-कनाशी अग्नि संकट, धूल और अग्नि संकट 5. कार्बनिक विलायक, क्लो-रिनीकृत धातुएं, मेथोनॉल, ऐल्डीहाइड, मिथेलेनोक्साइड अग्नि संकट अग्नि गंध 6. कोल्डर आसवन पर आधारित फीनील और सम्बन्धित उद्योग अग्नि संकट 7. पोलिथिन, पी. बी. सी., रेजिन, व नाईलोन अग्नि संकट 8. सॉल्वेंट डिटरजेंट्स 9. सॉल्वेंट रबड़ द्रव, मलनिस्तार सहित, अग्नि गंध	विविध	कैलियम कार्बाइड, फॉस्फोरस, ऐल्यूमिनियम-डस्ट पैस्ट और पाउडर, तांबा, जिंक इत्यादि (इलेक्ट्रोथर्मल उद्योग) अग्नि संकट
कागज और कागज के उत्पाद लुन्दी, पेपर बोर्ड और रत्ते का विनिर्माण (बड़े पैमाने पर) विष	द्रव, मलनिस्तार सहित, अग्नि गंध	(ख) भारी एवं बड़े उद्योग	1. कृषि-औजार (बड़े पैमाने पर) 2. वायु एवं गैस कम्प्रेसर 3. वायुयान-निर्माण 4. आटोमोबाइल्स एवं कोच-निर्माण 5. साईकिल (बड़े पैमाने पर) 6. वाहक एवं वाहन-उत्प्रेक्षर 7. सूती वस्त्र (बड़े पैमाने पर) 8. क्रेन एवं हविस 9. डीजल इंजिन 10. मिट्टी हटाने की मशीनरी 11. इलेक्ट्रिकल स्टील शीट्स एवं स्टेम्पिंग 12. बिजली के तार एवं केबिल (बड़े पैमाने पर) 13. ढलाई खाने (भारी) 14. सामान्य औद्योगिक मशीनरी (जैसे हाईड्रोलिक-उत्प्रेक्षर, ड्रिलिंग-उत्प्रेक्षर, वायुलर इत्यादि) 15. भारी लोहे और इस्पात की ढुलाई 16. ह्यूम पॉईप (बड़े पैमाने पर) 17. औद्योगिक ट्रेक्स, ट्रेलरस, स्टैकर्स इत्यादि। 18. लिफ्टें
एमोनियम-सल्फो साइनाइड, आर्सेनिक और इसके योगिक, बेरियम कार्बोनेट, बेरियम साइनाइड, बेरियम इथेले सल्फेट बेरियम एसेटेट, सिंगरफ, कॉपर सल्फो साइनाइड, फेरो साइनाइड, हाइड्रो-साइनाइड, हाईड्रोसायनिक अम्ल, पोटासियम बायोआक्सालेट, पोटासियम साइनाइड, पोटाश का प्रुसिएट, पाइनोजे-लिक अम्ल, सिल्वर साइनाइड	यदि उसी तल पर रखा जाए अथवा उससे ऊपर के तली पर रखा जाए तो खाद्य का दूषण, अग्नि संकट	(ख) भारी एवं बड़े उद्योग	
रेडियोधर्मी तत्व		(ख) भारी एवं बड़े उद्योग	
थोरियम, रेडियम एवं इस जैसे		(ख) भारी एवं बड़े उद्योग	
आइसोटोपस		(ख) भारी एवं बड़े उद्योग	
एवं मुद् प्राप्त	विकिरण संकट	(ख) भारी एवं बड़े उद्योग	
रबड़ उद्योग		(ख) भारी एवं बड़े उद्योग	
रबड़ को उपयोगी बनाना और टायरों, धातु नेप्या वाली रबड़ का घोल रबड़-अपशिष्ट	अग्नि गंध धूल, अग्नि	(ख) भारी एवं बड़े उद्योग	

19. रेल-इंजन एवं डिब्बे
20. मोटर साईकिलें एवं स्कूटर
21. प्रकाशीय कांच
22. अन्य प्राइमरी धातु उद्योग  
(अर्थात् कोल्ड रोलड शीट,  
मिश्रधातु की चादरें इत्यादि)
23. पावर चालित पम्प एवं सिमिंग  
उपस्कर
24. सिलाई-मशीनें (बड़े पैमाने  
पर)
25. स्लूस कपाट और गियरिंस
26. विशेष औद्योगिक मशीनरी
27. भाप इंजिन
28. स्टील पाईप और ट्यूबें
29. स्टील-बैन्स
30. स्टील-कार्थ, रोलिंग एवं  
रीरोलिंग मिल
31. इस्पाती रचना गढ़ाई (बड़े  
पैमाने पर)
32. चीनी
33. टेलीफोन के उपकरण
34. ट्रेक्टर एवं कृषि की मशीनरी  
(पावर-चालित)
35. निचले ढांचे एवं चैसिस
36. जल-टरबाइनें
37. तार-रस्ते
38. ऊनी वस्त्र (बड़े पैमाने पर)

अनुबंध 4

विद्यमान आवासीय क्षेत्रों के लिए  
विनियम

(क) न्यूनतम प्लॉट साइज

दुमंजिले दो परिवार के आवास के लिए एक आवासीय प्लॉट का न्यूनतम साइज 125 वर्ग गज (104.51 वर्ग मी.) होना चाहिए निम्न आय वर्गों और स्लम पुनर्वास के लिए कम लागत आवास के मामले में न्यूनतम प्लॉट साइज इस प्रकार होगी—दो आवासीय इकाइयां प्रत्येक तल पर एक—के लिए 80 वर्ग गज (66.88 वर्ग मी.) और एक आवासीय इकाई के लिए लगभग 33 वर्ग मी. बरसाती बिना दुमंजिले।

(ख) प्लॉट कवरेज

प्लॉट कवरेज इस प्रकार होगा

	प्रत्येक तल पर कवरेज
1. 300 वर्ग गज (250.83 वर्ग मी.) तक	60 प्रतिशत
2. 300 वर्ग गज (250.83 वर्ग मी.) से अधिक और 600 वर्ग गज (501.66 वर्ग मी.) तक	50 %
3. 600 वर्ग गज (501.66 वर्ग मी.) से अधिक और 1200 वर्ग गज (1003.32 वर्ग मी.) तक	40 प्रतिशत
4. 1200 वर्ग गज (1003.32 वर्ग मी.) से अधिक	33. 1/3 प्रतिशत

लेकिन, जिन क्षेत्रों को दिल्ली नगर निगम की स्थापना से पूर्व दिल्ली नगर पालिका के क्षेत्राधिकार में शामिल किया गया था, उनमें 200 वर्ग गज (167.22 वर्ग मी.) तक के प्लॉटों के लिए अनुमेय प्लॉट कवरेज निम्न प्रकार होगा—

(1) 100 वर्ग गज (83.61 वर्ग मी.) तक—प्रत्येक तल पर 75 प्रतिशत।

(2) 100 वर्ग गज (83.61 वर्ग मी.) से अधिक और 200 वर्ग गज (167.22 वर्ग मी.) तक प्रत्येक तल पर 66. 2/3 प्रतिशत।

कवर किया जाने वाला क्षेत्र निचले वर्ग के सबसे बड़े साइज के प्लॉट के लिए अनुमेय कवर किए जाने वाले क्षेत्र से किसी भी हालत में कम नहीं होना चाहिए। उदाहरण के लिए, 1028.44 वर्ग मी. (1230 वर्ग गज) के प्लॉट में कवर किया जाने वाला क्षेत्र 1003.36 वर्ग मी. (1200 वर्ग गज) का 40 प्रतिशत अर्थात् 401.34 वर्ग मी. (480 वर्ग गज) होगा और 1028.44 वर्ग मी. (1230 वर्ग गज) का 1/3 भाग जो केवल 342.81 वर्ग मी. (410 वर्ग गज) बैठता है, नहीं होगा।

(ग) तल

व्यक्तिगत आवासीय प्लॉटों में सामान्यतः सब से ऊपर बरसाती तल की व्यवस्था सहित केवल दुमंजिला बिल्डिंगों के लिए अनुमति दी जाए। 200 वर्ग गज से अधिक के व्यक्तिगत प्लॉटों में स्टिस्टल बिल्डिंग बनाने की अनुमति दी जाए, लेकिन शर्त यह है कि स्टिस्टल बिल्डिंग का मुख्य तल माना जाएगा। 300 वर्ग गज (250.83 वर्ग मी.) और उससे अधिक के व्यक्तिगत प्लॉटों में, जिनका अग्र-भाग 80 फुट (24.38 वर्ग मी.) या उससे अधिक के मार्गाधिकार की सड़कों की ओर हो, सब से ऊपर बरसाती सहित पूर्ण तीन मंजिलें निर्माण की अनुमति दी जाए।

जहां बरसाती की अनुमति हो, वहां निचली मंजिल या बरसाती की निकटतम नीचे की मंजिल के आवृत क्षेत्रफल का 50 प्रतिशत या 1000 वर्ग फुट (92.9 वर्ग मी.), जो भी कम हो, से अधिक करने की अनुमति नहीं दी जानी चाहिए। उसमें बरसाती तक जान वाली सीढ़ी द्वारा कवर किया गया क्षेत्रफल भी शामिल होगा बरसाती बन्द हो सकती है। घनत्व निकालने के लिए बरसाती तल को आवासीय इकाई के रूप में गिना जाता है।

(घ) सेट बैक लाइनें

व्यक्तिगत प्लॉटों के लिए प्लॉट की गहराई के अनुसार निम्नलिखित सेट बैक लाइनें निर्धारित की जाती हैं।

(च) अग्र सेट बैक

प्लॉट की गहराई	प्लॉट लाइन से आवश्यक न्यूनतम सेट बैक
1. 60 फुट (18.28 मी.)	10 फुट (3.04 मी.)
2. 60 फुट (18.28 मी.) से अधिक और 90 फुट (27.43 मी.) तक	15 फुट (4.57 मी.)
3. 90 फुट (27.43 मी.) से अधिक और 120 फुट (36.57 मी.) तक	20 फुट (6.08 मी.)
4. 120 फुट (36.57 मी.) से अधिक और 150 फुट (45.72 मी.) तक	25 फुट (7.61 मी.)
5. 150 फुट (45.72 मी.) से अधिक और 200 फुट (60.96 मी.) तक	30 फुट (9.14 मी.)
6. 200 फुट (60.96 मी.) से अधिक	40 फुट (12.16 मी.)

## (2) पिछली सैट बैंक लाइन

आगे की सैट बैंक लाइन के अतिरिक्त पर्याप्त प्रकाश और वायु परिचालन के लिए उंचाई प्रतिबंधों के अधीन नगरपालिका उपवित्री के अनुसार प्लाटों के पीछे की ओर भी सैट बैंक की व्यवस्था की जानी चाहिए।

## (3) साइड सैट बैंक लाइन

प्रत्येक साइड की ओर प्लाट लाइन से कम से कम 10 फुट (3.04 मी.) की साइड सैट बैंक वियोजित प्लाटों पर छोड़ी जानी चाहिए। अर्ध-वियोजित प्लाटों में एक साइड की ओर साइड सैट बैंक प्लाट लाइन से बिल्डिंग लाइन तक कम से कम 10.0" (3.04 मी.) होनी चाहिए। पंक्ति आवास में कार्नेर प्लाटों को यातायात आवश्यकताओं के अनुसार सड़क मार्गाधिकार से उचित रूप से सैट बैंक किया जाना चाहिए। जहाँ गैरजों की व्यवस्था की जानी हो, मोटरगाड़ियों के आसानी से मुड़ने के लिए गैरजों को सविस लेन की केन्द्र लाइन से 15 फुट (4.57 वर्ग मी.) सैट बैंक किया जाना चाहिए।

(1) विभिन्न साइज के प्लाटों में कर्मचारियों के क्वार्टरों की संख्या निम्न प्रकार निर्धारित की जाएगी।

(1) 300 वर्ग गज (250.83 वर्ग मी.) तक के प्लाट-शून्य

(2) 300 वर्ग गज (250.83 वर्ग मी.) से अधिक के प्लाट प्रति आवासीय इकाई एक कर्मचारी क्वार्टर।

(2) प्रत्येक कर्मचारी क्वार्टर में रसोईघर, स्नानघर और शौचालय के अतिरिक्त एक रहने लायक कमरा होगा, जिसका फर्श क्षेत्रफल 120 वर्ग फुट (11.14 वर्ग मी.) से अधिक नहीं होगा।

(3) घनत्व निकालने के लिए प्रति कर्मचारी क्वार्टर-व्यक्तियों की संख्या 2 गिनी जाएगी।

## अनुबंध 5

(क) चार दीवारी के शहर से औद्योगिक क्षेत्रों में तुरन्त स्थानान्तरित किए जाने वाली विनिर्माण इकाइयों (टाइप्स) की सूची:—

1. विद्युत केबल एवं तार
2. प्लास्टिक, पी. वी. सी. एवं रबर की वस्तुएं
3. विभिन्न प्रकार की धातु प्रालिश के कार्य सहित इलेक्ट्रोप्लेटिंग का कार्य
4. पेंट
5. ड्राई
6. एसिड एवं केमिकल्स
7. स्पाइस ग्राइन्डिंग
8. ग्रॉस
9. कार्ड बोक्स (बड़ा साइज)
10. बैटरी बोक्स
11. तम्बाकू प्रक्रमण
12. मेटल बोक्स (बड़ा साइज)
13. अन्य कोई हानिकर प्रकार का विनिर्माण एवं प्रक्रमण इकाई

(ख) निम्नलिखित व्यापारों को संबंधित व्यापारों के लिए विशेष रूप से निर्धारित क्षेत्रों में स्थानान्तरित किया जाएगा:

1. पी. वी. सी. थोक बाजार (विस्तृत अध्ययन करने के बाद पटपड़गंज में स्थानान्तरित किया जा सकता है)।
2. खतरनाक कैमिकलों से संबंधित व्यापार।

## 3. डेरियां

4. बड़े गोदाम/भाण्डागार (चरणबद्ध) तरीके से स्थानान्तरित किया जाएगा।

5. फल और सब्जी बाजार (फूल मंडी)

## अनुबंध-6

## मुख्य प्रस्तावों का सार

## 1. क्षेत्रीय एवं उप-क्षेत्रीय ढांचा

दिल्ली की जनसंख्या बड़ी तेज गति के साथ बढ़ रही है, जिसमें नगरीय विकास और प्रबंध की जटिल समस्याएं उत्पन्न हो रही हैं। यदि इस वृद्धि के भाग को अन्य छोटे-छोटे नगरों में बांट दिया जाए तो नगर के केन्द्रीय भाग को राहत मिलेगी और यह छोटे आवासों के लिए शक्ति का साधन सिद्ध होगा। इस प्रसंग में, संतुलित क्षेत्रीय विकास के लिए संघ सरकार का निर्माण एवं आवास मंत्रालय राष्ट्रीय राजधानी क्षेत्र (रा. रा. क्षे.) को योजना माध्यम से दिल्ली और निकटवर्ती राज्यों के प्रयासों को समन्वित कर रहा है, जिसमें संघ राज्य क्षेत्र दिल्ली के अलावा हरियाणा, उत्तर प्रदेश और राजस्थान के कुछ भाग शामिल हैं।

उप-क्षेत्रीय स्तर पर संघ राज्य क्षेत्र दिल्ली सहित दिल्ली महानगर क्षेत्र को योजना के लिए एक नगरीय समूह मानना चाहिए। अतः क्षेत्रीय प्रसंग अर्थात् दिल्ली महानगर क्षेत्र तथा राष्ट्रीय राजधानी क्षेत्र की धारणाएं और योजनाएं 1962 की तुलना में आज अधिक महत्वपूर्ण हो गई हैं। योजना में राष्ट्रीय राजधानी क्षेत्र के संतुलित विकास की नीतियां निदिष्ट की गई हैं अगर दिल्ली महानगर क्षेत्र की दिल्ली की देहलीज पर एवं दक्षिण में हरियाणा की ओर फैली हुई रिज में शहरी वस्तियों को ध्यान में रखते हुए पुनः परिभाषित किया गया है।

## 2. जन संख्या और रोजगार

वृद्धि की वर्तमान दर के अनुसार वर्ष 2001 तक दिल्ली की जनसंख्या नगरीय क्षेत्रों में 144.26 लाख और ग्रामीण क्षेत्रों में 5.27 लाख हो जाएगी। यद्यपि क्षेत्रीय विकास पीछे रह गया है, लेकिन इस संबंध में किए जाने वाले सकारात्मक कार्यों को ध्यान में रखते हुए संघ राज्य क्षेत्र दिल्ली की जनसंख्या नगरीय क्षेत्रों में 121.73 लाख और ग्रामीण क्षेत्रों में 6.37 लाख हो जाएगी। 19 लाख के वर्तमान रोजगार 2001 तक बढ़ कर लगभग 49 लाख हो जाएंगे। इस रोजगार को समायोजित करने के लिए भूमि और आधुनिक संरचनात्मक व्यवस्था की आवश्यकता होगी। जनसंख्या की तेज वृद्धि को रोकने के लिए केवल अनिवार्य केन्द्रीय सरकार के कार्यालयों जो भारत सरकार के मंत्रालयों की सेवा करते हैं और केवल उपक्रमों के सम्पर्क कार्यालय दिल्ली में अवस्थित करने चाहिए। अर्ध-सरकारी रोजगार को विवेकपूर्ण क्षेत्रीय शहरों और काउंटर मंगनेटों जो राष्ट्रीय राजधानी क्षेत्र के भाग हैं, में वितरित किए जाने की आवश्यकता है।

औद्योगिक क्षेत्र में रोजगार की वृद्धि को प्रवृत्ति को नियंत्रित करने के लिए केवल प्रदूषण रहित उद्योगों, जिसमें 50 से अधिक कर्मचारी कार्य न करते हों, के लिए ही दिल्ली नगरीय क्षेत्र में अनुमति दी जानी चाहिए।

वर्ष 2001 तक 122 लाख नगरीय जनसंख्या को समायोजित करने के लिए दो प्रकार के रचना-कौशल के लिए सिफारिश की गई है।

1. दिल्ली नगरीय क्षेत्र 81 क्री. लगभग 3 मिलियन तक जनसंख्या धारक क्षमता में वृद्धि करना।

2. अतिरिक्त 4 मिलियन (लगभग) जनसंख्या को समायोजित करने के लिए नगर योग्य सीमाओं का विस्तार करना।

## 3. शेल्टर

नए आवासीय क्षेत्रों के विकास और विद्यमान रिहायशी क्षेत्रों के संरक्षण, सुधार और पुनर्जीवन, दोनों पर बल दिया जाना चाहिए। अगले दो दशकों में लगभग 16.2 लाख नई आवासीय इकाइयों की आवश्यकता है, जैसा कि मुख्य मूल-पाठ में निदिष्ट किया गया है।

दिल्ली में आवासीय सहकारी समितियों ने जो सार्वजनिक और प्राइवेट के बीच अतिव्यापी क्षेत्र है, काफी सफलता प्राप्त की है और उन्हें और प्रोत्साहित किया जाना चाहिए।

पहले योजना में बहु-परिवार (समूह आवास) सहित दो परिवार विकास की फार्म में सामान्य जन-आवास का प्रस्ताव रखा गया था। हाल ही में, दो परिवार भूखण्डों के विकास में बरसात: तल पर तीन परिवार इकाई की अनुमति दी गई है। सर्वेक्षणों/अध्ययन से पता चला है कि लम्बी अवधि का योजनाकृत विकास केवल एक मंजिल निमित्त रहता है और समय अध्ययन डिजाइन के अनुसार समूह आवास भूमि का बहुत ही सीमांत गहन उपयोग करता है।

(1) खर्च करने का सामर्थ्य (2) भूमि उपयोगिता की कुशलता (भूमि उपयोग प्रणाली) (3) समानता (भूमि का सामाजिक वितरण) के अनुसार आवास के बारे में सामान्य आवास की सबसे उपयुक्त प्रकार 70 से 80 वर्ग मीटर व्यक्तिगत प्लॉटों पर धार्मिक रूप से निमित्त भूखण्डों पर आवास होगा। आवास के कुछ भाग की व्यवस्था थोड़ी-थोड़ी दूरी की आवासीय इकाइयों में विकसित 150 वर्ग मीटर से 250 वर्ग मीटर तक तीन परिवार प्लॉटों की फार्म और बहुपरिवार आवास में की जा सकती है। सामान्य आवास के लिए सहकारी समितियों को अधिक बड़ी भूमिका दी जानी चाहिए और भूखण्डों आधार पर व्यक्तिगत आवास से छोटे सहकारी समितियों को भी आरम्भ किया जा सकता है।

## 4. संरक्षण, पुनर्जीवन और पर्यावरणी सुधार

चार दीवारी के शहर जैसे परम्परागत क्षेत्रों के मामले में संरक्षण और पुनर्जीवन की आवश्यकता है। इसके लिए (1) हानिकार और खतरनाक उद्योगों और व्यापार को शिफ्ट करने और गैर रिहायशी कार्यकलापों को सीमाबद्ध करने (2) भौतिक और सामाजिक आधारिक संरचना को ऊपर उठाने (3) माध्यम क्षमता और मध्यम स्तर के परिवहन साधनों को आरम्भ करने और यातायात का प्रबंध और नियमन करने (4) ऐतिहासिक भवनों को सुरक्षित रखने और उनकी मरम्मत करने (5) सुव्यवस्थित रिहायशी क्षेत्रों को पुनर्जीवित करने की आवश्यकता है।

4क. पुनर्वास कालोनियों:—पुनर्वास कालोनियों की तत्काल आवश्यकता है—व्यक्तिगत सेवाओं अर्थात् पानी, मलब्ययन तथा विजल की व्यवस्था। गैर सरकारी संगठनों को सरकारी विभागों के सामाजिक कार्य को पूरा करना चाहिए और आय अनुपूरण कार्यक्रमों को विशेष रूप से महिलाओं के लिए भी चालू किया जाना चाहिए। बहुत से क्षेत्रों में जुड़ने वाले लाइन उपलब्ध न होने के कारण या वित्तीय अड़चनों के कारण नियमित मलब्ययन व्यवस्था सुरक्षित संभव नहीं हो सकती। ऐसे मामलों में व्यक्तिगत या सामूहिक आधार पर टूटित पद्धति के माध्यम से कम लागत सफाई व्यवस्था को अपनाया जाना चाहिए। व्यक्तिगत परिवारों द्वारा पुनर्वास कालोनियों में आवासीय निर्माण के लिए इसे वर्ग के लिए संस्त्रागत वित्त प्रणाली को आवश्यकता है।

4ख. अनधिकृत कालोनियाँ:—अनधिकृत कालोनियाँ सामान्यतः अनुशासन के अभाव और आवास की गहन कमी के परिणामस्वरूप 1688 GI/84—10

बनती है। इन कालोनियों में अधिकांश रूप से भौतिक और सामाजिक आधारिक संरचना की कमी होती है। इन कालोनियों जिन पर नियमन के लिए विचार किया गया है, के सकारात्मक मासिकों से कहा जाए कि वे समितियाँ बनाएँ और लक्ष्य समूह के सुधार के लिए प्लान सहित आने आएँ।

4ग. नगरीय गांव:—इन पुराने अधिवासियों के लिए उनके परम्परागत जीवन के तरीकों को जहाँ तक संभव हो सके, बनाए रखते हुए मूलभूत सेवाओं और सुख-सुविधाओं की व्यवस्था की जानी चाहिए।

## 5. उद्योग

विद्यमान विनियमों के अनुसार विद्यमान औद्योगिक इकाइयों की काफी बड़ी संख्या नॉन-कॉन्फॉर्मिंग अवस्थित है क्योंकि ये रिहायशी और व्यावसायिक उपयोग दोनों में है। अतः कॉन्फॉर्मिंग/नॉन कॉन्फॉर्मिंग और उद्योगों की पूर्ण संगतता के समग्र प्रश्न पर विस्तृत रूप से अध्ययन किया गया है। अब यह सिफारिश की जाती है कि (क) जो औद्योगिक इकाइयाँ संगत प्रकृति की हैं, उन्हें रिहायशी क्षेत्रों में चालू रहने दिया जाए और इसी प्रकार की नई औद्योगिक इकाइयों के लिए भी अनुमति दी जा सकती है। (ख) जो औद्योगिक इकाइयाँ बहुत अधिक असंगत हैं उन्हें तुरन्त (अधिकतम अवधि 5 वर्ष) रिहायशी और व्यावसायिक क्षेत्रों से योजनाबद्ध स्थानों पर शिफ्ट किया जाना चाहिए। (ग) जो औद्योगिक इकाइयाँ माध्यमिक वर्ग की हैं, जो न तो संगत हैं और न ही अधिक असंगत हैं वे फिलहाल चलने दी जाएँ, लेकिन उन्हें औद्योगिक क्षेत्र में क्लस्पर आवंटन दिए जाने चाहिए और 5 वर्ष एवं 10 वर्ष के बाद 2 चरणों पर स्थिति का पुनर्संक्षण किया जाना चाहिए (घ) किसी नए विस्तृत उद्योग के लिए दिल्ली में अनुमति नहीं दी जानी चाहिए।

## 6. व्यापार तथा वाणिज्य

खरीददारी एवं वाणिज्यिक कार्यालयों और सिनेमा, होटल और अन्य आनुषंगिक सुविधाओं जैसी अन्य संबंधित कार्यकलापों की आवश्यकता को पूरा करने के लिए सी. बी. डी. से सुविधा खरीददारी तक के क्रम के वाणिज्यिक क्षेत्र की पांच टायर पद्धति को कुछ संशोधनों के साथ चालू रहने दिया गया है। पुराने नगर, कनाट प्लेस और करोल बाग के सी. बी. डी. के अलावा दो नए सी. बी. डी. एक यमुना पार क्षेत्र में और दूसरा नगरीय विस्तार में, का प्रस्ताव है। विकास के विभिन्न चरणों में जो पहले से पांच जिला केन्द्र हैं, उनके अलावा 20 नए जिला केन्द्र निदिष्ट किए गए हैं, 14 विद्यमान नगरीय सीमाओं में और छः नगरीय विस्तार में।

6क. थोक व्यापार:—थोक व्यापार के लिए विभिन्न दिशाओं में चार क्षेत्रीय थोक बाजारों के लिए प्रस्ताव रखा गया है। थोक बाजारों को भाड़ा परिसरों के साथ जोड़ना पड़ता है जिससे कि थोक व्यापार अधिक कुशलता और श्रुते पर्यावरण में चल सके।

विकेन्द्रीकरण को कार्यान्वित करने के लिए ग्रीन थोक बाजारों के रूप में 11 क्षेत्रीय एवं स्थानीय थोक बाजार विभिन्न योजना डिविजनों में विकसित करने की सिफारिश की जाती है।

## 7. परिवहन

पुरानी दिल्ली, नई दिल्ली और समकालीन विकास जैसे विद्यमान नगरीय क्षेत्रों में उपलब्ध भौतिक रूप तथा ट्रिफ़ उत्पादन की प्रक्षेपित दर को देखते हुए बहु साधन परिवहन पद्धति जिसमें रिंग रेल, हल्की रेल और विभिन्न भागों से जोड़ने वाला बस परिवहन शामिल है, का प्रस्ताव है। अन्तरा: नगर यात्री आवागमन के लिए प्रस्तावित नया साधन हल्की रेलवे व्यवस्था है जिसमें प्रति घंटा 20,000 यात्री तक

की क्षमता होती है। वर्तमान नगरीय क्षेत्र और नगरीय विस्तार में वर्ष 2000 तक हल्की रेल की लगभग 200 कि. मी. की आवश्यकता होगी।

चार दीवारी के शहर के केन्द्रीय भीड़-भाड़ वाले क्षेत्रों के लिए चुने हुए प्लॉटों की संख्या के साथ ट्राम-वे पुनः आरम्भ करने की सिफारिश की जाती है। तथापि, इस क्षेत्र में ट्रामों को आरम्भ करने के साथ परिवहन के प्राइवेट साधनों और इन्टरचेंज प्वाइंटों पर गाड़ियाँ खड़ी करने की व्यवस्था पर पाबंदी लगाई जानी चाहिए।

कुछ कारीडोरों में साइकिलों के चलने के लिए सुरक्षित पर्यावरण की व्यवस्था करने के लिए विद्यमान सड़क भागों को समायोजित करके और नालों के साथ लगती भूमि का प्रयोग करके साइकिल पथों को पूर्णतया अलग करने की व्यवस्था करने की आवश्यकता है।

अन्तः नगर यात्री आवागमन के लिए मुख्य रेल लिंक स्थानों पर चार महानगरीय यात्री टर्मिनलों के लिए सिफारिश की गई है। इन सभी महानगरीय यात्री टर्मिनलों के लिए एक अन्तर-राज्यीय बस टर्मिनल होगा और उन्हें हल्की रेल और बस परिवहन द्वारा नगर के विभिन्न भागों के साथ जोड़ा जाएगा। दूसरा बस ग्राइंडा धौला कूआ के निकट बनाने का प्रस्ताव रखा गया है।

#### 7क. माल आवागमन :—

सड़क और रेल के माध्यम से माल लाने-ले जाने के एकीकरण के लिए थोक बाजार, बाण्डागार, ट्रक और रेल परिवहन टर्मिनलों सहित भाड़ा काम्प्लेक्सों की प्रस्तावित महानगरीय यात्री टर्मिनलों के निकट चार मुख्य रेल-रोड लिंकों पर सिफारिश की गई है।

#### 7ख. महानगरीय परिवहन प्राधिकरण :—

युक्तिसूचक तरीकों से दिल्ली में बहुमाडल काम्प्लेक्स परिवहन पद्धति चलाने के लिए दिल्ली के लिए एक एकीकृत परिवहन प्राधिकरण की आवश्यकता है।

#### 8. भौतिक आधारित संरचना

##### 8क. जल आपूर्ति :—

वर्ष 2001 तक दिल्ली के लिए 671 मिलियन गैलन प्रतिदिन (एम. जी. डी.) की सीमा तक अतिरिक्त जल आपूर्ति की आवश्यकता होगी। इसके लिए उत्तर प्रदेश के टिहरी डैम, गिर्वा और लखवार तथा हिमाचल प्रदेश के मिरी डैमों से पूर्ति की आशा है और वह पूर्ति हरियाणा से जल विनियम द्वारा की जाएगी। जल आपूर्ति पद्धति के लिए विद्यमान चार जल शोधन संयंत्रों में वृद्धि करने और एक नए शोधन संयंत्र के निर्माण की आवश्यकता होगी।

##### 8ख. मल, व्ययन :—

सम्पूर्ण जनसंख्या को मलव्ययन की सुविधा देने के लिए 113 एम. जी. डी. की विद्यमान मलव्ययन क्षमता में वृद्धि करके इसे जल की उपलब्धता के साथ 900 एम. जी. डी. तक पूरा करना होगा। इसके लिए विद्यमान चार मलव्ययन शोधन संयंत्रों की क्षमता को बढ़ाना पड़ेगा और रिजाला सहित जो प्रक्रिया में है, तीन नए मलव्ययन शोधन संयंत्रों का निर्माण करना पड़ेगा। जिन क्षेत्रों में गुरुत्त नियमित मलव्ययन की व्यवस्था सम्भव नहीं हो सकती, वहां मध्यवर्ती कम लागत की स्वच्छता पद्धति को थोड़ी अवधि की व्यवस्था के रूप में चालू किया जाना चाहिए।

##### 8ग. पावर :—

यह अनुमान लगाया गया है कि वर्ष 2001 तक दिल्ली को 2500 मेगावाट पावर की आवश्यकता होगी। अतिरिक्त आवश्यकता की पूर्ति से उत्तरी पावर ग्रिड से करनी होगी। वर्ष 2001 तक

2500 मेगावाट की लक्ष्य मांग को पूरा करने के लिए पावर वितरण जाल के लिए विद्यमान 220 के. वी. ग्रिड के स्थान पर 400 के. वी. ग्रिड की व्यवस्था करनी पड़ेगी।

##### 8घ. कूड़ा-करकट प्रबंध :—

दिल्ली के विभिन्न भागों में उत्पन्न कूड़ा-करकट 1981 के 2300 टन प्रतिदिन से बढ़कर 2001 में 6735 टन प्रतिदिन हो जाएगा। कूड़ा-करकट की प्रकृति और उसके निपटान में किफायत को ध्यान में रखते हुए कूड़े-करकट के मुख्य भाग का निपटान सेनिट्री लैंड फिल में करने का प्रस्ताव रखा गया है। कम्पोस्ट संयंत्र के लिए किसी नए स्थान का प्रस्ताव नहीं रखा गया है। यह सिफारिश की जाती है कि दिल्ली नगर निगम और नई दिल्ली नगर पालिका के विद्यमान दो कम्पोस्ट संयंत्रों की स्थिति का 1992 में पुनरीक्षण किया जाए और यदि आवश्यकता हो तो नीति में संशोधन किया जाए।

#### 9. सामाजिक आधारित संरचना

##### 9क. स्वास्थ्य :—

पहले प्रस्तावित सामान्य अस्पताल और स्वास्थ्य केन्द्र की फार्म में दो टायर पद्धति से स्वास्थ्य आवश्यकताओं संबंधी पूरी मांग की पूर्ति नहीं हुई। अतः छः टायर पद्धति का प्रस्ताव रखा गया है, जिसमें सामान्य अस्पताल (500 बिस्तर) (2) मध्यवर्ती अस्पताल वर्ग ए (200 बिस्तर) (3) मध्यवर्ती अस्पताल वर्ग बी (80 बिस्तर) (4) कुछ प्रेक्षण बिस्तर सहित पाली क्लीनिक (5) नर्सिंग होम और बाल कल्याण तथा प्रसूति केन्द्र और (6) डिस्पेंसरी।

##### 9ख. शिक्षा :—

सामान्य शिक्षा सुविधाओं के लिए भूमि के आरक्षण के अलावा वर्तमान कमी को दूर करने के लिए तकनीकी और व्यवसायिक शिक्षा संस्थाओं और केन्द्रीय तथा एकीकृत स्कूलों के लिए भी भूमि आरक्षित की जाएगी।

##### 9ग. दूर संचार :—

टेलीफोन एक्सचेंजों के लिए भूमि के आरक्षण का प्रस्ताव रखा गया है जिससे कि 1981 की प्रति सौ जनसंख्या पर 3.37 की दर से टेलीफोनों की व्यवस्था बढ़ा कर 2001 में 10 हो जाए। डाक सुविधाओं, पुलिस, दुग्ध वितरण आदि सहित आधारित संरचना (सामाजिक) के लिए संशोधित मानक निकाले गए हैं।

##### 9घ. सुविधाएं और सेवा केन्द्र :—

विद्यमान नगरीय क्षेत्रों में गुप्पों में सुविधाएं समायोजित करने के लिए सुविधा केन्द्रों का प्रस्ताव रखा गया है। इसी प्रकार मरम्मत और सेवा दुकानों की अतिरिक्त आवश्यकता को समायोजित करने के लिए सेवा केन्द्र धारणा प्रस्तुत की गई है।

#### 10. पर्यावरण

10क. प्राकृतिक विशेषताएं :—दिल्ली में दो मुख्य प्राकृतिक विशेषताएं हैं रिज तथा यमुना नदी। हालांकि दिल्ली में रिज के कुछ भाग को समाप्त किया जा चुका है, फिर भी उपलब्ध कुल रिज क्षेत्रफल लगभग 8000 हेक्टे. है। इसका पूरी चौकसी से संरक्षण किया जाना चाहिए और देशी प्रकार का वनारोपण किया जाना चाहिए और बहुत कम बनावटी भूदृश्यांकन किया जाना चाहिए।

यमुना नदी में बहुत अधिक प्रदूषण है जो मुख्यतः अशोधित मलव्ययन और औद्योगिक क्षेत्रों के कूड़े के कारण होता है। नदी को स्वच्छ रखने के लिए जल प्रदूषण अधिनियम को दृढ़ता से लागू करने की आवश्यकता



है। यथा प्रस्तावित नदी की मार्ग-व्यवस्था से मुख्य नदी अप्रविकास योजना के लिए कार्य क्षेत्र तैयार होगा और पर्यावरण के सुधार की भी बढ़ावा मिलेगा।

10ख. वायुप्रद स्थान : दिल्ली नगरीय क्षेत्र-81 के अन्दर पार्कों के लिए आरक्षित क्षेत्र के भाग को विशेष शिशु पार्कों, पिकनिक क्षेत्रों आदि जैसे गहन मनोविनोद क्रियाकलापों के लिए विकसित करने की सिफारिश की जाती है। जिला पार्क क्षेत्रों का कम से कम 30 प्रतिशत भाग परित्यक्त स्थिरता के लिए वनस्थली के रूप में विकसित किया जाना चाहिए। पड़ोस खेल क्षेत्र, जिला और डिविजनल खेलकूद केन्द्रों की फार्म में सभी आयु वर्ग के व्यक्तियों के लिए खेल कूद सुविधाओं के विकास पर काफी बल दिया जाता है।

10ग.पुनः वृक्षारोपण:—पार्कों में काफी बड़ी संख्या में वृक्ष लगे हुए हैं जो जीवन की पूर्ण अवधि पूरी कर चुके हैं। यह विशेष रूप से नई दिल्ली क्षेत्र के वृक्षों के बारे में सत्य है। आवृत्ति प्रक्रिया के रूप में पुनः वृक्षारोपण की सिफारिश की जाती है।

10घ. नगरीय सौन्दर्य और नगर के अतीत का संरक्षण:

दिल्ली की नगरीय डिजाइन की परम्परा है, जो कुछ समय पहले समाप्त हो चुकी है। उसे दोबारा चालू करने के लिए चार प्रकार की नीति तैयार की गई है (1) विशेष उपचार के लिए महत्वपूर्ण प्राकृतिक और निर्मित पर्यावरण के क्षेत्रों की पहचान (2) नगर के विभिन्न भागों का दृश्य एकीकरण (3) नगर के अतीत का संरक्षण (4) ऊँचे भवनों और मुख्य नगरीय परियोजनाओं के लिए नीति।

नगर के विस्तार के लिए दिल्ली के केन्द्रीय भाग में सामाजिक और सांस्कृतिक संस्थाओं का अच्छा विकास हुआ है। बढ़ती हुई जनसंख्या को देखते हुए सामाजिक और सांस्कृतिक क्रियाकलापों के लिए अतिरिक्त क्षेत्र निर्दिष्ट किया गया है। जनपथ से राष्ट्रीय स्टेडियम तक की परिवेधी के साथ के क्षेत्र को सामाजिक और सांस्कृतिक संस्थाओं के लिए आरक्षित रखा जाना चाहिए।

10. ड. जल और वायु प्रदूषण :

प्राप्त अध्ययन के आधार पर जल और वायु प्रदूषण में वृद्धि हो रही है। जल प्रदूषण के मामले में दूषित जल को बड़े नालों से सीवरों प्रणाली में डालने के बाद पर्याप्त दूषित जल शोधन करने की सिफारिश की गई है। छह क्षेत्र "प्रदूषण नियंत्रण क्षेत्र" घोषित करने के लिए निर्धारित किए गए हैं।

11. विशेष क्षेत्र :

चार द्वीवारी का शहर और उसका विस्तार और करोल बाग तथा उसके बीच का क्षेत्र विकास के उद्देश्य के लिए विशेष क्षेत्र के रूप में निर्धारित किया गया है। इस क्षेत्र का सामान्य विनियमों के आधार पर विकास नहीं किया जा सकता। इस क्षेत्र के लिए विशेष विनियम तैयार किए गए हैं और उन्हें विकास संहिता में सम्मिलित किया गया है।

12. ग्रामीण क्षेत्र :

दिल्ली का ग्रामीण क्षेत्र मुख्य महानगर की परिधि में होने के कारण एक विशेष महत्व रखता है। संघ राज्य क्षेत्र दिल्ली के ग्रामीण क्षेत्रों के परिवारों का निकटवर्ती राज्यों के ग्रामीण क्षेत्रों के परिवारों की तुलना में शिक्षा और आय का स्तर अधिक ऊँचा है। यह क्षेत्र प्रवासियों को भी आकर्षित करता है। 20 प्रतिशत दिल्ली ग्रामीण परिवार प्रवासी परिवार हैं, जो मुख्यतः हरियाणा और उत्तर प्रदेश से हैं। इस क्षेत्र के लिए पर्याप्त उच्च स्तर की आधारित संरचना और नगर से अच्छे सड़क बंध की व्यवस्था करने की आवश्यकता है।

जनसंख्या बंधों और वृद्धि दर के आधार पर कुछ गांवों में मुख्य स्वास्थ्य सुविधाएँ, बाजार स्कूल और ग्रामीण उद्योगों की अवस्थिति निश्चित की गई है।

13. आधुनिकीकरण और नगर का रूप :

इस युग से सम्बन्धित नगर में (1) सक्षम परिवहन और संचार पद्धति (2) सम्मेलन और प्रदर्शनी केन्द्र (3) शॉपिंग आर्केड, मनोरंजन पार्क और 4 दशकों के रहने के लिए आरामदायक स्थान होने चाहिए। नगर को इन सबकी व्यवस्था करनी चाहिए और अपनी परम्पराओं और विरासत, अपनी संस्कृति और दर्शकों तथा अपने निवासियों के प्रति अपना स्नेह भी प्रदर्शित करना चाहिए।

14. भूमि उपयोग प्लान और विकास संहिता :

भूमि उपयोग प्लान :

विद्यमान भूमि उपयोग प्लान निम्नलिखित के आधार पर संशोधित किया गया है :—

(1) विभिन्न क्षेत्रों के लिए निर्दिष्ट नीतियाँ (2) अतिरिक्त भौतिक और सामाजिक आधारिक संरचना, परिवहन और रोजगार केन्द्रों की आवश्यकता (3) रिंग रेल के साथ भूमि उपयोगों की पुनः संरचना। (4) पहले से अनुमोदित भूमि उपयोगों में संशोधन (5) 2001 परिप्रेक्ष्य में किए गए अध्ययन के आधार पर आवश्यक और नगरीय गतिविधियों के आन्तरिक संबंधों और पर्यावरण और नगर के प्रतिरूप पर उसके प्रभाव पर विचार करते हुए भूमि उपयोग की पुनः संरचना।

15. मिश्रित भूमि उपयोग :

योजना में मिश्रित भूमि उपयोग की धारणा को सम्मिलित किया गया है, जिसके अनुसार (1) संगत रिहायशी क्षेत्रों में खरीददारी और गृह उद्योग के लिए अनुमति दी गई है, और (2) रिहायशी प्लाटों पर वांछित मिश्रित उपयोग शामिल किया गया है, जिसके अनुसार निचली मंजिल पर दुकान गृह उद्योग और अपर रिहायश के लिए अनुमति दी गई है।

16. जोनल (डिविजनल) योजनाएं :

संघ राज्य क्षेत्र दिल्ली की 15 जोनों (डिवीजनों) में विभाजित किया गया है। जोनल (डिविजनल) योजनाओं में आवश्यकतानुसार योजना की विस्तृत नीति निर्दिष्ट की जाएगी और वह ले-आउट प्लान और मुख्य योजना के बीच कड़ी का कार्य करेगी।

17. विकास संहिता:

यह एक सुव्यवस्थित संहिता है जिससे दो स्तरों पर (1) उपयोग जोन को उपयोग परिसर (ले आउट) में बदलना, और (2) उपयोग परिसर में उपयोग कार्यकलापों की अनुमति उपयोग कार्य कलापों (उप-योगों) का निर्णय किया जाएगा। यह उपयोग परिसरों में उपयोग जोनों के उप डिविजनों के लिए विनियम प्रदान करती है और उपयोग परिसरों के अन्दर भवनों का नियंत्रण भी करती है।

18. योजना मानिटरिंग एवं पुनरोक्षण

18क. योजना मानिटरिंग: कोई भी सन्धी अवधि की नगरीय विकास योजना तब तक लागू नहीं की जा सकती, जब तक कि वह योजना कार्यक्रमन अवधि के दौरान घटनाओं और सामाजिक आर्थिक तथा अन्य शक्तियों के उठने के प्रति उत्तरदायी न हो। घटनाओं एवं उत्पन्न सामाजिक, आर्थिक शक्तियों और योजना के उत्तरदायी होने के बीच के विसम्ब के कारण अवांछित वृद्धि की स्थितियाँ उत्पन्न हो जाती हैं। अवांछित वृद्धि को रोकने के लिए अन्तर्-ग्रामीण योजना के लिए वैज्ञानिक मानिटरिंग ढाँचे की आवश्यकता है।

मानिटरिंग ढाँचे की आवश्यकता निम्नलिखित कार्यों के लिए है :—

(1) योजना में निर्धारित भौतिक लक्ष्यों की उपलब्धि का मूल्यांकन करना; और

(2) योजना नीतियों का पुनरीक्षण करने के लिए भौतिक और सामाजिक आर्थिक परिवर्तनों का पता लगाना।

18ख. योजना पुनरीक्षण: योजना मॉनीटर करने से योजना में कोई संशोधन करने के लिए, यदि आवश्यक हो, पर्याप्त सामग्री प्राप्त होगी। सामाजिक आर्थिक और भौतिक शक्तियों से प्रकट होने वाले किन्हीं अन्य पहलुओं को योजना प्रस्तावों का पुनरीक्षण करने के लिए अध्ययन के लिए लिया जा सकता है। सभी पहलुओं को सम्मिलित करते हुए एक व्यापक पुनरीक्षण 1992 में किया जाना चाहिए।

18ग. निरंतर अध्ययन और अनुसंधान :

नीतियां दिशाएं निश्चित करती हैं। विस्तृत विकास परियोजनाएं अन्ततः पर्यावरण उत्पन्न करती हैं। अच्छा हो या बुरा। योजना कार्यान्वयन के दौरान उच्च कोटि के सक्रिय पर्यावरण की व्यवस्था करने के लिए योजना को प्रभावी बनाने के लिए विकास के सभी पहलुओं अर्थात् आवास, परिवहन, कार्य केन्द्रों, मनोरंजन आधारीक संरचना आदि का निरंतर अध्ययन और अनुसंधान करने की आवश्यकता है। दि. वि. प्रा. को इस "महानगर" के विकास के लिए योजना को एक मजबूत साधन बनाने के लिए अध्ययन, अनुसंधान और मॉनीटर करने का कार्य लगातार करना चाहिए।

(6) योजना में संलग्न "मानचित्रों" के स्थान पर निम्नलिखित शीर्षकों सहित रेखाचित्रों (प्लानों) को प्रतिस्थापित किया जाए: (1) राष्ट्रीय राजधानी क्षेत्र (2) दिल्ली महानगर क्षेत्र (3) चार दीवारी का शहर 1981 विद्यमान भूमि उपयोग (4) चार दीवारी का शहर शाहजहाबाद संरक्षण एवं परिवहन जाल योजना (5) परिवहन जाल (6) उपयोगिता (7) भूदृश्य महत्व के क्षेत्र (8) दृश्य महत्व के क्षेत्र (9) पुरातत्त्ववी परम्परागत सम्पत्ति (10) विद्यमान भूमि उपयोग 1981-82 (11) भूमि उपयोग प्लान (12) विशेष क्षेत्र (13) संघ राज्य क्षेत्र दिल्ली जोन (डिवीजन)।

उपर्युक्त रेखाचित्र (प्लान), जिनमें प्रस्तावित संशोधन सम्मिलित किए गए हैं, उपर्युक्त अवधि के अन्दर शनिवार के दिनों को छोड़कर सभी कार्य दिवसों को निरीक्षण के लिए प्राधिकरण के कार्यालय, विकास मीनार, इन्द्रप्रस्थ इस्टेट नई दिल्ली में उपलब्ध होंगे।

[सं. एफ. 20 (22)/84-एम पी.]

एम० पी० जैन सचिव, दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY

PUBLIC NOTICE

New Delhi, the 6th April, 1985

S.O. 289 (E).—The following extensive modifications which the Central Government proposes to make in the Master Plan for Delhi, keeping in view the perspective for Delhi-2001 and new dimensions in the urban development, are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send his objection/suggestion in writing to the Secretary, Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi within a period of 30 days from the date of this notice. The person making objection or suggestion should also give his name and full address.

#### MODIFICATIONS

(1) The Title of Chapter I—"The Land Use Plan" be substituted by "Development Policies, Planning Norms and the Land Use Plan" with the following text :

"Regional and Sub-Regional Frame :

Planning for the development of a metropolis cannot be limited within its boundaries—it considerably influences and is influenced by happenings outside, specially the immediate surroundings. In the widest sense, Delhi's influence extends throughout India and as a Capital throughout the World. At yet another level Delhi occupies a position of Central

importance in the entire broad region of Northern India. Since 1947, when India attained independence, this influence has in fact been increasing in range and impact.

The genesis of Delhi's growth lies in the increasing urbanisation which continues to offer the most important opportunities for increasing employment and to provide the basis for specialisation and increased productivity in manufacturing and supporting services. Flexible labour markets, which only the cities can provide, are needed to match the changing patterns of production.

Delhi is growing at a rapid pace because of increasing migration. Though in the developing world there are examples of cities growing at faster rate than Delhi, but the more a city grows the more complex become its problems of land, housing, transportation and provision and management of essential infrastructure. If part of this growth of the core city could be channelised into other cities—smaller yet dynamic, it would be a relief to the 'Core City' as well as a source of strength to the smaller settlements.

#### Balanced Regional Development

Major migration to Delhi is from the states of Uttar Pradesh, Haryana, Punjab & Rajasthan, the present range of migration being more than 1.6 lakh person per annum. Delhi in the context of urbanisation and migration needs a definite, restrictive policy on employment generation; main guidelines for this policy would be :

- (i) Only such new Central Government offices which directly serve the Ministries of the Government of India be located in Delhi.
- (ii) Existing offices of public sector undertakings within Delhi should be encouraged to shift, while new offices of the public sector undertakings to the extent these are possible within their operational areas should be set up outside Delhi.
- (iii) Industrial growth in Delhi should be restricted to small scale with stress on units which require skill, less of man power and energy and are non-nuisance and clean and largely subserve Delhi economy.
- (iv) Legal and fiscal measures should be adopted to restrict employment in industries and distributive trade.

In this context, for the balanced regional development Central Govt. have enacted the National Capital Region Planning Board Act, 1985. The National Capital Region Planning Board will co-ordinate the efforts of the Union Territory of Delhi, and the adjoining States through a Plan for the National Capital Region (NCR), which includes some parts of Haryana, U.P. and Rajasthan besides the Union Territory of Delhi. Positive actions would be required in the NCR and possible counter magnets by means of provision of suitable infrastructure to create an environment for location of offices of Central Government and Undertakings, Industrial units and distributive markets, to release pressure on Delhi and to precipitate the development of region.

#### Delhi Metropolitan Area (DMA)

The development projects in the pipeline in the settlement at the doorstep of the Union Territory of Delhi are bound to have repercussions on Delhi and its sub-region i.e. Delhi Metropolitan Area which has been redefined and comprises of the Union Territory of Delhi, NOIDA controlled area, Gurgaon, Bahadurgarh, Kundli and the extension of the Delhi Ridge in Haryana. The DMA would thus comprise an area of 3,182 Square Kilometer (sq. k.m.).

The Delhi Metropolitan Area, including the Union Territory of Delhi should be considered as one urban agglomeration for the purpose of planning. In the Plan certain important aspects like transportation and definition of the Ridge have been dovetailed. In the best interests of the balanced development of the Delhi Metropolitan Area, planning should be entrusted to the Town & Country Planning Organisation (TCPO) in consultation with the Centre and States and under overall direction and control of the NCR Board.

## Population and Employment.

In the decade 1971-81, the urban population of Delhi has increased at 4.69 per cent annual growth rate and the rural population at 0.77 per cent annual growth rate. The later is influenced by the gradual shifting of the rural area and its merger with urban area. If the same rates of population growth continue, the urban population by the year 2001 would be 144.26 lakh and rural 5.27 lakh. Envisaging a more balanced regional development, the population for the Union Territory of Delhi has been projected as under :

(in lakh)

Population within the Delhi Urbanisable Limits—2001	121.73
Population outside the Urbanisable Limits—2001	6.37
Total	128.10

The participation rate (working population ÷ total population × 100), for the last two decades for Delhi as per Census is :

Year	Urban	Rural
1971	30.21	26.62
1981	31.93	28.49

With the generation of employment in different sectors, the participation rate for 2001 should be of the order of 35 per cent in Urban Delhi and 33 per cent in the area of Delhi, outside the urbanisable limits of the Union Territory of Delhi. This would generate a total work force of 49.08 lakh including the floating worker population who keep coming to Delhi for work, though not to reside in the city. Work force in different economic sectors has been assigned as follows :

## PROJECTED WORK FORCE FOR UNION TERRITORY OF DELHI-2001

Sector	Within Urban Limits (in 000)	Outside Urban Limits (in 000)	Total (in 000)
1	2	3	4
Agriculture	13 (0.30)	59 (30.00)	72 (1.60)
Manufacturing			
(i) Establishment Sector	1071 (25.00)	39 (20.00)	1110 (24.80)
(ii) Non-establishment Sector	214 (5.00)	6 (3.00)	220 (4.90)
Construction	227 (5.30)	4 (2.00)	231 (5.10)
Trade & Commerce	964 (22.50)	12 (6.00)	976 (21.80)

1	2	3	4
Transport	488 (11.40)	16 (8.00)	504 (11.30)
Other Services	1306 (30.50)	61 (31.00)	1367 (30.50)
	4283	197	4480
Percentage	(100.00)	(100.00)	(100.00)
Floating Work Force	428	..	428
Total			4908

Further break-up of other services sector within urban limits is envisaged to be of the following order :—

Sector	Workers	
	(in 000)	(% age)
Central Government	316	22.00
Quasi-Government	384	26.70
Delhi Administration	153	10.60
Local Bodies	241	16.80
Private	343	23.90
Total	1437	100.00

If the present trends are allowed to continue, Delhi is likely to have a much higher work force (about 37 per cent) in the industrial sector. For the Capital to retain its functional balance, it would be necessary to restrict the industrial employment through measures earlier suggested.

## DELHI URBAN AREA—2001

The total area of the Union Territory of Delhi is 148,639 hectares (ha) out of this 44,777 hectares had been earlier included in urbanisable limits prescribed in Plan. This area at present accommodates about 54.5 lakh urban population. The balance of the urban population resides within 17 settlements declared as towns in the 1981 Census, and Najafgarh and Narela. To accommodate the 122 lakh urban population by the year 2001, a two-pronged strategy has been recommended; (i) To increase the population holding capacity of the area within urbanisable limits declared till 1981 and (ii) extension of the present urbanisable limits to the extent necessary.

Holding capacity of the area within the existing urbanisable limits depends on :

- Residential development types and their potential for higher absorption.
- Availability/possibility of infrastructure—physical and social.
- Employment areas/centres, capacity and potential.
- Transportation net-work capacity.

Studies have revealed that DUA 81 urbanisable limits by the year 2001 would be able to accommodate about 82 lakh population by judicious infill and selected modifications of

densities. The remaining 40 lakh shall have to be accommodated in the urban extension. Division-wise break-up is given as under :

Division	Population in DUA 81 with immediate extension			
	As per Master Plan	Census 1981	Holding Capacity	Proposed 2001
Saturated				
A	3,22,600	6,22,207	4,20,460	4,20,460
Marginal Potential				
B	3,98,200	5,67,804	6,30,000	6,19,200
C	3,87,685	5,30,547	7,50,800	7,12,055
Higher Potential				
D	6,34,100	4,96,058	7,54,685	7,03,510
E	9,69,270	10,28,794	17,89,300	16,38,080
F	8,27,125	8,22,200	12,78,425	11,91,840
G	8,03,175	8,68,277	14,89,600	13,69,100
H	9,20,485	5,17,687	18,65,270	15,97,900
Total	52,62,640	54,53,574	89,78,540	82,52,145

To accommodate 40 lakh population, the DUA 81 which could systematically hold 82 lakh population approx., need to be extended by about 24,000 hectares, over the next two decades to effectively respond to the growth of the Capital. Land required for various developments in the extended time frame by the year 2001 may be acquired from time to time, with due regard to the balanced development of the city. Uptill now 4000 hectares (approx.) have been added to DUA-81 urban limits. Thus the balance requirement would be of the order of about 20,000 hectares.

The land in the Urban Extension (UE) would approximately be distributed in the different land uses in the following manner.

Land use	% of land
Residential	45—55
Commercial	3—4
Industrial	6—7
Recreational	15—20
Public & Semi Public Facilities	8—10
Circulation	10—12

#### SHELTER

Shelter besides being an essential need of a family is of considerable importance to DEVELOPMENT in both, economic and welfare terms. For most of the families, housing is perhaps a major goal of family saving efforts. Besides protection from elements, housing provides access to sanitation, health, education and other welfare services and income-earning opportunities leading to higher productivity and earnings for low income families. With the availability of substantial under utilised labour, housing can make it productive at low cost.

#### Efficiency and Equity

Housing has strong spatial relationship to employment, social services and other urban activities. Besides its direct need as shelter, housing could act as vehicle for social change for aspects such as welfare of women and children, universal elementary education, removal of adult illiteracy and expansion of public distribution system. Housing Policy could act as a major tool for influencing the efficiency and equity of urban areas.

#### Housing Components

Shelter, to fully serve the needs of the families, should have the following essential components :

- |                               |  |
|-------------------------------|--|
| (i) Space                     | Sufficient for household activities.   |
| (ii) Infrastructure Physical  | Water, Electricity, Liquid and Solid waste disposal.                                 |
| Social                        | Educational, Health, Recreational and other facilities                               |
| (iii) Location                | In relation to transportation to the work place and educational and other facilities |
| (iv) Tenure                   | Secure, rental/ownership compatible to needs.  |
| (v) Socio-Economic capability | Socially compatible neighbourhood and economically compatible terms of procurement.  |

#### Housing Need

Urban Delhi at present accommodates about 11.5 lakhs households in different housing developments, resettlement, squatter, plotted, multi-family, unauthorised, villages, traditional and others. Next two decades would add another approximately 13 lakh households. Suitable housing for all families is one of the major concerns of the Plan. Emphasis should be both on the development of new housing areas as well as on conservation, improvement and revitalization of the existing housing areas.

Housing shortage at present has been estimated to be about 3.0 lakh which includes (i) squatters and shelterless, (ii) families sharing houses in the congested built-up areas, and (iii) houses requiring immediate replacement. About 16.2 lakh new housing units would be required in the next two decades (1981-2001), divided in 5 yearly intervals as given below :

	New housing required '000	Average per year '000
1981-86	323	65
1986-91	379	76
1991-96	434	87
1996-2001	483	97

Based on the studies, an indicative percentage of such a provision by different agencies is given in the following table :

Housing Type	Land Development Agency	Construction Agency	%age of Housing
Slum Housing	Slum Department	Slum Department	3
Houses on individual plots	Major part already developed	Individual family	17
Employer Housing	Central Govt. Delhi Admn. Local Bodies	Central Govt. Delhi Admn. Local Bodies	4
Regularised infil	Individual	Individual	8
General Housing			
(a) Site & Services	Housing Agency	Individual family	25
(b) Built & partially built houses	Housing Agency & Co-operatives	Housing Agency & Co-operatives	43

Housing co-operative which are an overlapping sector between public and private, have been a reasonable success in Delhi and should be further encouraged. Small co-operatives with individual housing on plotted basis could also be introduced. For construction of dwellings individual families, in site and services schemes, need the development of institutional financing for this category.

#### Partially built plotted housing—New concept

Before the promulgation of the Plan in 1962, housing for the general public was available in the form of 2 family plotted development. This plan had in 1962 proposed the same alongwith multi-family (group) housing. Recently 2 family plotted development has been permitted a third family unit on the second floor, commonly known as "Barsati" floor. Surveys/studies of the existing housing developments indicate :

(i) Most of the plotted developments remain only single storeyed for a long time, thus generally, it accommodates one to two families (about 7 persons) per plot.

(ii) Group Housing in the overall city design has a very marginal intensive use of land.

(iii) There is a preference for built housing.

Further relating housing to (i) affordability, (ii) efficiency of land utilisation (land use intensity), (iii) equity (social distribution of urban land), (iv) flexibility considerations, the most appropriate type of general housing would be partially built housing on individual plots of 70 to 80 Square Meter (sqm).

Each household in the long range gets dwelling of about 80 sq.m. to 120 sq.m. Being on individual plot, it can be built in stages as the affordability permits. In case of site and services and service personnel schemes for economically weaker section, single family housing could be provided on minimum of 32 sqm plots which should accommodate individual bath and W.C.

Through such housing, a gross residential density of 350—400 pph (Persons per hectare) could be achieved and at the city level, an overall density of 180-200 pph. is possible. Still higher gross residential densities increase man/land ratio marginally and should be prescribed only in special conditions. For comparison it may be seen that gross

residential densities prescribed in the Plan during 1961-81 were much lower; the average gross residential density prescribed was 187 pph and overall city level density of about 100 pph.

Major part of general public housing in the form recommended, can provide for an equitable distribution of urban land. Only small part of housing could be provided in the form of 3 family plots, size varying from 150 sqm. to 250 sqm. and multi-family housing. Limited number (less than 1 per cent) of residential plots could be upto 350 sqm. It would be desirable to introduce planned mixed use in the residential areas. Clusters of plots in residential developments should also be specifically reserved for intended mixed use for shop/household industry at the ground floor and residence on first floor and above.

#### Conservation, Revitalization and environmental Improvement

Conservation and revitalization is required in case of traditional areas and environmental upgradation and improvement is needed in other old built up areas, resettlement colonies and urban villages.

Most important part of the traditional housing is the Walled City. Once a beautiful city, it now presents a chaotic picture. The Walled City of Shahjahanabad has become a core of vast extended metropolis accommodating a central business district. The population in the Walled City of Shahjahanabad increased to its saturation upto the year 1961 but since then there is large-scale infil by commercial use replacing residential use. Refer table below :

Locality	Population in lakhs			
	1951	1961	1971	1981
Walled City	3.81	4.20	4.09	3.62
		(+10.24)	(-2.62)	(-11.49)
Planning Div. 'A'	5.38	6.50	6.80	6.22
		(+20.81)	(+4.62)	(-8.52)

Figures in brackets give percentage of decadal variation.

Traditional area of Walled City needs special treatment.

The following measures are recommended :

(i) Shifting of noxious and hazardous industries and trades & delimitation of non-residential activity.

The Walled City contains industrial units using acids, chemicals and inflammable material and trades like plastic, rexine etc. which are noxious and hazardous. The first requirement of the area is that such industries and trades should be shifted on priority to the extensive industrial areas and areas specifically earmarked for these trades.

The Walled City for improvement in environment needs Shifting of wholesale godowns to the whole-sale & warehousing areas and dairies to areas in the rural use zone. The wholesale fruit and vegetable market i.e. Phool Mandi should also be shifted.

In the period 1961—81 there has been a spurt of whole-sale and other commercial activities in the Walled City. There is every danger that whole of Walled City in due course of time may get converted into a fully commercial area thus completely destroying an area of important urban heritage. Also it may not be possible to shift and to relocate the existing commercial activities, but it is extremely important that the commercial activities should be limited to the present Refer clause 9 of the development code in chapter-II.

There are about 1.5 lakh commercial and industrial establishments, in the Walled City. During the period 1961 commercial use in the Walled City was restricted to north of Khari Baoli for wholesale business, north of Chandni Chowk for general business & commerce and within the retail business centre of Lajpat Rai Market. Presently, the trade and

commerce activity has intruded practically in all the residential areas in the Walled City. Out of 240.69 hectares of organic growth under buildings, 98.34 hectares i.e. 40 per cent is under commercial and industrial use. It is absolutely necessary to delimit the non-residential activities to the present level to effectuate the conservation.

#### (ii) Upgrading of Physical and Social Infrastructure

Although water supply lines and sewer lines are available in all parts of the Walled City, but still about 25 per cent of the houses are without municipal water supply and about 50 per cent of the houses are without municipal sewerage connection. It would be desirable to make water supply and sewerage connection in the Walled City compulsory. To keep this densely built part of the city clean, penal action could be introduced to stop spillage of water, etc. from pipes or openings on to the street. The social infrastructure could be provided through re-development of Katras.

#### (iii) Traffic and Transportation, Management and Regulations

The Walled City has large volume of slow moving traffic for which re-introduction of tramways would be suitable at routes like Chawri Bazar, Chandni Chowk, Shradhanand Marg and Asaf Ali Road. Introduction of tramways would necessitate provision of parking garages at Ajmere Gate and Red Fort. In addition to the introduction of trams, the following measures are to be implemented for regulation of traffic.

(a) Buses and motor cars be allowed on the two major roads i.e. road between Delhi Gate and Kashmere Gate and other between Mori Gate and Koria Bridge passing in front of the railway station.

(b) Cars shall not be allowed inside the Walled City from the roads given in (a) above and shall be parked at specific points.

(c) Two goods terminals shall be developed on Mori Gate and Ajmere Gate where goods shall be carried by light trucks or tempos; from these terminals goods would be taken to their destinations in the Walled City by battery driven vehicles. All animal driven vehicles should be phased out.

#### (iv) Conservation and Restoration of Historical Buildings

There are 411 Historical monuments, sites and buildings identified by Archaeological Survey of India within the Walled City. Out of these, only 42 monuments including Red Fort (32 monuments) and Jama Masjid are protected. All the monuments and old religious buildings, as identified by the Archaeological Survey of India, during reconstruction of Walled City should be treated suitably.

#### (v) Revitalization of Residential Area

At present out of a total area of about 568 hectares, 180 hectares is under residential use. Out of which only 145 hectares is in the form of organic growth for residential use. The rest of the area has either been redeveloped during the Colonial Rule or has been invaded by uses other than residential. Even if it is possible to revitalize 145 hectares or organic development as living residential area it would be of no less value.

The revitalization should be taken up keeping in view the traditional character and style of the buildings. For the general houses, the repair may be permitted within the existing architectural framework. The katras may be re-developed to rehabilitate the occupants and provide multifacility buildings.

For conservation of the Walled City to be successful, in the overall perspective, city's network as existing and the characteristics of urban and street scape should be taken care in the conservation of existing residential character.

**Walled City Extension :** Areas like Pahar Ganj, Sadar Bazar and Roshnara Road are old congested built up areas mainly with mixed land use. These areas have very serious problem of traffic congestion, inadequate physical and social infrastructure, lack of open spaces. Conservative surgery would be necessary in these areas to provide the minimal

level of infrastructure. The urban renewal schemes for these areas should have physical and socio-economic inputs with conservative surgery as planning tool. The wholesale market of Sadar Bazar could be redeveloped at the same location with necessary infrastructure required for wholesale trade.

**Re-settlement colonies :** Immediate need of the re-settlement colonies is individual services i.e. water, sewerage and electricity. Regular sewerage may not be possible immediately in many areas because of non-availability of connecting line or financial constraints. In such cases the low cost sanitation through Two Pit method on individual or collective basis should be adopted. Non-Government Organisation, which come forward for establishment of adult literacy centres, creche, balwaris and likewise institutions should be encouraged to supplement the social action of the concerned government departments and the housing agencies. The capabilities of the families for increasing income need should be constantly explored; suitable provisions made within or near these settlements and monitored.

**Unauthorised Colonies :** Any Planned development needs discipline which seems to be lacking in this sort of building activity taking place in the city. More than about 600 unauthorised colonies, existing in the city, which have so far been considered for regularisation, are result of this. The present method of regularisation may not be helpful in improving the low level of physical environment existing in these colonies. For improvement of physical and social infrastructure, the house owners in these unauthorised colonies should be asked to form into societies and these societies should come forward with plans for improvement of the target group. This is likely to improve the present state of affairs.

**Urban Villages :** Presently there are 106 Villages within the urbanisable limits, more villages would be added into the urban area because of its extension. The settlements having a completely different life-style for centuries are now getting merged into the urban environment and need a sensitive treatment in the planning and development process. The settlements should get the modern services and amenities and should also be catered for their traditional cultural styles.

**Lutyen's New Delhi :** Residential area in New Delhi specially in the south of Rajpath, has very pleasant environment. At present the area comprises of large residential plots with detached residential units. This area is unique in its continuing existence at very low density in the heart of city.

For the re-development of this area, certain studies were conducted by the Design Group of the New Delhi Redevelopment Advisory Committee with a view to redensify the area and conserve the environment. These studies should be further refined so that the tree studded character of the area is not disturbed. Similar study should be conducted for the Civil Lines area.

In general it would be desirable to take up all the existing developed residential areas one by one for environmental improvements through (i) plantation and landscaping (ii) provision of infrastructure-physical and social and proper access where lacking (iii) possibility of infrastructure management of the last tier through the local residents.

#### WORK CENTRES

##### Industry

There are at present, about 46000 industrial units 77 per cent are with less than 10 workers and 16 per cent are with workers between 10 to 20. By 2001, the number of industrial units would increase to about 93,000. The percentage of work force in the industrial sector has been constantly increasing. There has been considerable change in the industrial structure of the city in the past three decades and more so in the last five years. The following two types of industries which are present need based have grown more rapidly.

(i) Electrical and Electronics

(ii) Rubber, plastic and Petroleum products.



According to the existing regulations, a large number of existing industries would be non-conforming located, as they are in the residential and commercial use zones. Thus the question of conforming/non-conforming and overall compatibility of industries in the city has been studied.

New industrial units shall be permitted in different use zone as per conditions prescribed in Annexure III—Classification of industries. For the existing industrial units in different use zones, it is recommended as follows :

(a) Industries of the types specified in Annexure IIIA with maximum of 5 workers and 1 kw power are compatible in the residential areas and may be allowed to continue. New industries of this type could also be permitted in residential areas.

(b) Industrial units of types specified in Annexure III F and any other industry with 20 or more workers would be incompatible in residential, commercial and non-industrial use zone. These should be immediately shifted (Maximum period 5 years).

(c) Industrial units of types specified in Annexure III B, C, D & E with 10-19 workers but non-conforming as per Annexure III may continue to operate in residential and commercial use zones and should be reviewed after five years, giving them full chance during this period for relocation. Only compatible new industrial units shall be allowed in the residential or commercial use zones as in Annexure III.

(d) Industrial units of types specified in Annexure III B, C, D & E upto 9 workers but non-conforming as per Annexure III may continue to operate in residential and commercial zones and should be reviewed after 10 years after giving them chance during this period for relocation, after units in 'C' above have been provided for.

(e) Industrial units of types given in Annexure IIH are not permitted in the Union Territory of Delhi.

There are 82 water polluting industrial units in Delhi. These units should make individual/joint arrangements for treatment of the effluent. About 30 per cent of these units which are located in other areas should be immediately shifted to the industrial areas.

Industrial area redevelopment schemes for the following industrial clusters should be prepared after proper survey and appraisal. Industrial units which are safe and in conformity with use zone could be regularised after upgrading the environment :

(1) Anand Parbat	Light Industrial Area
(2) Shahdara	Light Industrial Area
(3) Shamapur Badli	Extensive Industrial Area

The regularisation of each industrial units shall be on individual merits. The land tenure could be decided while taking up the regularisation of these schemes.

With the above stated recommendations for existing industrial units: (a) about 5,000 industrial units which are of nuisance, noxious and hazardous type, shall have to be shifted within five years to planned industrial areas.

(b) about 25,000 industrial units would be offered plots in urban extensions in areas to be earmarked for industrial use and situation reviewed after 5 and 10 years.

Industrial activity in DUA 81 shall be conducted at the following locations in the prescribed use zones as indicated in the land use plan.

(i) Light Industry—Flatted Factory and Service Industry.

Jhandewalan, Bida Mill Site on G.T Road, Near Shankar Market DCM, Anand Parbat, Kirti Nagar, Near Pusa Institute.

(ii) Light Industry—Service Centres (Refer Annexure-I).

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(iii) Light Industrial Estates—Motia Khan, Shahzada Bagh, Jhilmil Tahirpur, Kirti Nagar, Anand Parbat, G.T. Road (Shahdara), Kesho Pur, Badar Pur, Gulabi Bagh, Hindustan Prefab (Bhogal), Okhla Industrial Area, Mathura Road, Naraina, Delhi Milk Scheme, Wazirpur, Lawrence Road, GT Road, Moti Nagar, Govt. of India Press, North of Railway Line to Rohtak and Rohini (2 Pockets).

(iv) Extensive Industrial Estates Chilla, Okhla, Najafgarh Road, Mayapuri, Rohtak Road, Patparganj, South of Jahangirpur, Mother Dairy, Shamapur Badli.

In the next two decades, to meet the expanding need of industrial units, 16 new light industrial areas (Total area about 1533 ha) would required to be developed in Urban Extension; each industrial area shall have upto 5 unit industrial estates (for short UIE) of about 20 ha each for specific types as given below:

#### Group I

- |   |                |
|---|----------------|
| (a) Cotton, Textile, Wool Silk & Synthetic Fibre, Textile product | } 11 UIEs each |
| (b) Furniture, fixture, other wood & paper product                |                |

#### Group II

- |   |                |
|---|----------------|
| (a) Electrical & Electronic Appliance                         | } 11 UIEs each |
| (b) Leather & Fur product Rubber, Plastic & Petroleum Product |                |

#### Group III

- |  |              |
|--|--------------|
| Metal and Metal product, Alloy, Machine, Tools, Transport Equipment & Parts and Misc. Products | 26 UIEs each |
|--|--------------|

Five UIE shall be for specific industrial activities i.e. two UIEs each for (i) Food and (ii) Chemicals and chemical products. The UIEs for food shall be fully segregated from all sides through a green buffer of about 100 metres to keep these away from the road dust. One UIE shall be developed for computer industry.

In DUA 81. Industrial area with specific types of industries permitted therein are as given below:

Industrial areas	Type of industries permitted
1. Lawrence Road	Food products
2. Wazirpur	Group-I
3. Naraina Phase-I	Group-II
4. Naraina Phase-II	Group-I
5. G. T. Karnal Road	Group-I

The light and extensive industrial areas which have not been assigned any specific type could be used for locating all types of industries permitted in these zones.

Extensive industrial activity in Urban Extension shall be confined within about 265 ha. area at two locations. These areas shall be mainly utilised for shifting of existing incompatible industrial units and location of some new industrial units.

## TRADE AND COMMERCE

### Retail Trade

Shopping areas are very important and these create an image of the city. These areas should cater to varying day-to-day shopping needs as well as casual and impulsive shopping. In the city of Delhi, informal sector plays a very important role which needs to be recognised. This sector which is generator of employment remains at low productivity in the absence of proper infrastructure. It is possible to create lively shopping areas integrating informal sector.

At present Delhi has about one lakh retail shops at the rate of 18.25 shops per thousand population. These are located in about 100 markets, of varying size and character, scattered all over the city. Also about 1.39 lakh informal sector retail units (without roof) are working within these shopping areas along road-side and other points of public concentration. Delhi has the tradition of weekly markets and at present there are 95 weekly market sites (1.8 weekly markets for 1 lakh population) with about 6,000 daily shopping spaces; these markets work once in a week at one place and the entrepreneurs keep moving to different places on different days of the week. The retail shopping centres are varying from the temporary ones in the sub-urban area to Palika Bazar—the most fashionable one in the city or say unique in the whole of North India. Additional population of about 28 lakh in DUA 81 would require 44,200 retail shops; (average area of a shop to be about 26 sqm.) Urban Delhi has at present about 38.6 lakh sqm. of commercial office space for additional employment 24.72 lakh sqm. space is required within DUA 81 and 28.44 lakh sqm. in the Urban extension.

To accommodate required shopping, commercial offices, offices for undertakings and other related activities like cinema, hotel and needed facilities the following five tier system of commercial are as is to be generally followed:

Level	Name	Population Served
I	Central Business District (including sub-Central Business Distt.)	City (including sub city)
II	District Centre	4,00,000 to 7,00,000
III	Community Centre	60,000 to 100,000
IV	Local Shopping	15,000 to 20,000
V	Convenience Shopping	5,000 to 6,000

#### Central Business District :

Central Business Districts (CBD) are at the apex in the hierarchy of the commercial centres working at city and regional level. The existing areas functioning as CBD are:

- (i) Old City
- (ii) Asaf Ali Road
- (iii) Connaught Place and its Extension (Metropolitan City Centre).
- (iv) Karol Bagh

Old City, Asaf Ali Road and Karol Bagh, now form part of the area designated as special area and to be developed as per special regulations given in the development code.

Connaught Place and its extension shall be developed as per the approved Development Plan of the Metropolitan City Centre with the condition that a design study should be conducted in relation to decentralisation of its activities.

#### Sub-Central Business District

Two Sub-Central Business Districts a sub-city level are proposed for development by 2001, one in the Trans-Yamuna area and other to be in the Urban Extension. These shall be developed as per the land allocation given below:

	Shahdara Urban Ext.	
	(Area in Hectares)	
1. Wholesale Trade	10.0	
2. Retail Trade	13.3	17.0
3. Offices	6.6	17.0
4. Service Centre	2.0	3.0
5. Hotel	2.0	6.0
6. Cultural Centre	2.0	4.0
7. Public Facilities	2.5	6.0
8. Open Space (for design flexibility)	9.6	13.0
Total	48.0	66.0

Trans-Yamuna area has more than one million population as per 1981 Census. By 2001 the Sub-CBD shall cater to a population of about 17 lakh and should be developed on priority.

#### District Centres

Three district centres, namely Nehru Place, Rajendra Place and Bhikaji Cama Place have been almost fully developed and three others, namely Janakpuri, Laxmi Nagar and Shivaji Place are in the process of development. Major part of Jhandewalan was developed even prior to 1962, and part of it is under development at present. The land allocation for these district centres is given below:

District Centre	Area in Hectares
Nehru Place	38.20
Rajendra Place	9.31
Bhikaji Cama Place	14.16
Janakpuri	14.97
Laxmi Nagar	12.95
Shivaji Place	22.60
Jhandewalan	12.97



In Nehru Place 4 hectares area which was proposed for Govt. offices during the period 1961—81 is now recommended to be developed as retail shopping on 30 per cent coverage and 75 Floor Area Ratio (FAR) Besides the above

seven district centres, 20 other district centres would be required to be developed by 2001 as per the area programme given in the following table:

## LAND REQUIREMENTS FOR DISTRICT CENTRES—2001

Sl. District Centre No.	Land in Hectares								
	Wholesale	Retail	Office	Service Centre	Hotel	Cultural Centre	Facility	Land Scape	Total
DUA—81									
1. Saket	..	6.2	7.7	..	2.0	..	2.5	4.6	23.0
2. Rohtak Road	10.0	5.9	2.0	..	2.0	..	2.5	5.6	28.0
3. Paschim Vihar	..	4.3	3.6	..	..	..	2.5	2.6	13.0
4. Wazirpur	5.0	7.8	7.5	..	2.0	..	2.5	6.2	31.0
5. Shalimar Bagh	..	4.0	2.0	..	..	..	2.0	2.0	10.0
6. Jahangir Puri	..	6.9	7.8	..	2.0	..	2.5	4.8	24.0
7. Khyber Pass	..	4.7	2.0	..	2.0	..	2.5	2.8	14.0
8. Dilshad Garden	..	2.0	2.3	..	2.0	..	2.5	2.2	11.0
9. Eastern Yamuna Canal	..	3.0	4.1	..	..	..	2.5	2.4	12.0
10. Shahdara	..	3.2	2.0	..	..	..	2.0	1.8	9.0
11. Mayur Vihar	..	2.8	5.5	..	2.0	..	2.5	3.2	16.0
12. Rohini	10.0	11.0	7.0	1.5	2.0	2.0	2.5	9.0	45.0
13. Mangol Puri	..	4.9	4.4	1.0	2.0	2.0	2.5	4.2	21.0
14. Auchandi Road	..	4.9	2.0	1.0	2.0	2.0	2.5	3.6	18.0
SUB-TOTAL	25.0	71.6	59.9	3.5	20.0	6.0	34.0	55.0	275.0
URBAN EXTENSION (Six District Centres)	40.0	91.1	93.6	9.8	12.0	12.0	15.0	68.5	342.0
GRAND TOTAL	65.0	162.7	153.5	13.3	32.0	18.0	49.0	123.5	617.0

## Community Centre (CC)

There would be 82 Community Centres in the DUA and 40 in the Urban Extension. The community centres in urban extension are proposed to be expanded along the roads as street shopping on the pattern of tradition shopping. The shopping shall be segregated from the main street by three to four rows of the plantation and shall be served

by linear parking strips. Some of the community centres, however, shall be of integrated type.

During the period 1961—81 Community Centres were mainly provided for retail shopping, commercial and professional offices. The need of fruit and vegetables and service and repair shops should also be integrated. The community centres in the urban extension and those not developed in DUA-81 should be developed on the norms as given in the following table to provide the needs of the community:

	Total	Retail and commercial centre	Fruit and vegetable Market	Service and Repair Centre
<b>DUA 81</b>				
—Land per 1000 persons in sqm	437	361	17	59
—Formal shops per 1000 persons	3.23	2.68	0.30	0.25
—Informal shops per 1000 population	1.79	1.07	0.60	0.12
—Other Uses		Cinema, Office		Petrol pump, Electric sub-station, office
<b>URBAN EXTENSION</b>				
—Land per 1000 persons in sqm	542	453	22	67
—Formal shops per 1000 persons	3.65	2.95	0.40	0.30
—Informal shops per 1000 persons	2.13	1.18	0.80	0.15
—Other Uses		Cinema, Office, Hotel		Petrol Pump, Electric sub-station, Gas godown

**Local Shopping Centre and Convenience Shopping Centre**

These are not marked on the Land Use Plan and shall be indicated in layout plans and developed on the following norms:

**(A) Local Shopping Centre**

	Total	Retail & Commercial Centre	Fruit & Vegetable Market	Service & Repair Centre
<b>DUA 81</b>				
—Land per 1000 persons	238 sqm	183 sqm	55 sqm	
—Formal shops per 1000 persons	3.36	2.41	0.30	0.65
—Informal shops per 1000 persons	1.88	0.96	0.60	0.32
—Other Uses		Office		Electric Sub-station

**URBAN EXTENSION**

—Land per 1000 persons	261 sqm	195 sqm	66 sqm	
—Formal shops per 1000 persons	3.70	2.45	0.40	0.85
—Informal shops per 1000 persons	2.20	0.98	0.80	0.42
—Other Uses		Office		

**(B) Convenience Shopping Centre**

	Total	Retail Shops	Fruit & Vegetable Shops
<b>DUA 81</b>			
—Land per 1000 persons	171 sqm	171 sqm	
—Formal Shops per 1000 persons	3.48	3.08	0.40
—Informal shops per 1000 persons	2.34	1.54	0.80

**URBAN EXTENSION**

—Land per 1000 persons	228 sqm	228 sqm	
—Formal shops per 1000 persons	4.70	4.10	0.60
—Informal shops per 1000 persons	3.25	2.05	1.20

Special attention is required for the low turnover shops like fruit and vegetable, service and repair. In the last two decades, most of these came up in unauthorised manner. To avoid continuance of this situation land has been allocated for these shops in commercial centres and also specific areas have been earmarked in the land use plan in DUA 81 for service centres.

**Wholesale Trade**

There are about 24,600 wholesale shops and establishments in wholesale markets in Delhi. About 12,000 commodity handling shops (at the rate of 2.21 per 1,000 population) have been actually enumerated. Most of the wholesale markets are located in the congested central part in Old Delhi and were established during the late 19th century and early 20th Century. The survey of goods movement revealed that out of total inward traffic (exclusive of by pass) 25 per cent had destination in Division 'A'.

The wholesale markets are dealing with 27 major commodities. The largest wholesale trade based on the number of shops is textile and its products located in Chandni Chowk and Maliwara, followed by auto-parts and machinery located in Kashmere Gate area. Rankwise other wholesale commodities are fruits and vegetables (Azadpur Market), hardware and building materials (Chawri Bazar, Shradhanand Marg), paper and stationary (Chawri Bazar and Nai Sarak), food items (Khari Baoli) and iron and steel (Naraina).

To develop modern wholesale markets, these should be integrated with the freight complex where the wholesale business could be operated more efficiently in a better environment. Basic functions of the integrated freight complex are:

- (i) to provide facilities for regional and intra-urban freight movement.

- (ii) to provide facilities for freight in transit as well as interchange of mode.

- (iii) to provide warehousing and storage facilities and inter-link these sites with specialised markets like iron and steel and building materials; hosiery, plastic, leather and pvc; auto motor parts and machinery; fruits and vegetables.

- (iv) to provide servicing, lodging and boarding, idle parking, restaurants and other related functions in the complex.

The integrated freight complexes discharge functions at regional and metropolitan level. Local wholesale markets of medium size are required to enable distribution of commodities from these complexes to the retail outlets. Such local markets also need to be dispersed throughout the city. These should have parking, repair and servicing facilities and could be either integrated with the commercial centres or provided separately at the selected number of nodes or lines of movement.

The new wholesale markets need to be developed at suitable locations in different parts of the city to encourage decentralisation at two levels:

- (i) Regional distribution and
- (ii) Regional cum local distribution.

In case of existing developed areas, wholesale markets which are hazardous in nature like plastic and pvc goods, chemicals, timber and petroleum and its products, should be shifted to the areas specifically assigned for these.

In old city wholesale markets, all unauthorised encroachments/projections on roads/government land should be removed to facilitate easy movement of traffic and only limited entry to the slow and fast moving vehicles provided. Further extension of the wholesale activity in the existing markets may be totally stopped.

## Specific Proposals for New Markets

(a) Regional Distribution Markets Regional wholesale markets along with warehousing and truck terminal facilities are proposed to be developed on the major entry routes to Delhi as given below:

(i) in the East near Patparganj and on Loni Road;

(ii) in the South near Madanpur Khadar.

(iii) in the South-West in Urban Extension.

(iv) in the North in Urban Extension.

The break up of land requirement by different commodities at various locations is given below:

Sl. No.	Commodity	LOCATIONS						Total Area
		East	South	South West		North		
		Patpar Ganj	Loni Road	Madanpur Khadar	Urban Extension	Najafgarh	Urban Extension	
(a) MARKETS WITH WAREHOUSING								
1.	Textile & Textile Product	9	..	28	26	..	7	70
2.	Auto, Motor Part and Machinery	13	..	..	11	..	20	44
3.	Fruit and Vegetable	..	20	9	24	..	..	53
4.	Hardware and Building Material	5	13	18	12	..	5	53
5.	Iron and Steel	5	..	10	5	..	5	25
6.	Food Grain	11	..	9	..	8	5	33
7.	Timber	18	19	23	16	..	37	113
8.	Plastic, leather and PVC	10	..	..	..	..	(Shamapur) 10	20
Total		71	52	97	94	8	89	411
(b) TRUCK TERMINAL								
		60	..	50	50	4	55	219
GRAND TOTAL		131	52	147	144	12	144	630

To bring in decentralisation in the wholesale trade, new markets, specially space extensive should be located in the towns of Delhi Metropolitan Areas as given below:

(i) Ghaziabad—Iron and Steel

(ii) Faridabad—Motor Part and machinery and iron and steel.

(iii) Gurgaon—Motor part and machinery and building material.

(iv) Kundli—Fruit and Vegetable, timber and building material.

(v) Loni—Building material and timber.

Further, Ambala/Saharanpur is the suitable location for a large wholesale market for Apple.

## (b) Regional-cum-Local Distribution Markets.

Delhi in fact, is one metropolitan city but has become an agglomeration of cities. Eleven regional-cum-local wholesale markets as secondary wholesale markets are recommended to be developed. These markets shall be mainly for the products with the area requirements as given in the following table:

Commodity	Whole-sale Shops	Land need (Hectares)
1	2	3
1. Paper, Stationery & Books	1317	7.30
2. General Merchant	1207	13.30
3. Bicycle, Tyre & Tube	917	5.00
4. Electrical	904	5.00
5. Chemical	815	12.00
6. Scrap material	712	7.90
7. Leather, Fur, Skin and wool	645	7.00
8. Other metal products	598	9.90
9. Other Food Items	513	9.60

	1	2	3
10. Radio, Tape & accessories	..	466	2.30
11. Cosmetic & toiletries	..	449	2.50
12. Furniture & Fixtures	..	413	6.00
13. Dry Fruit & Spices	..	330	5.80
14. Crockery & Utencil	..	317	5.00
15. Watch & Optical	..	154	0.80
16. Medicine	..	76	0.40
17. Surgical & Scientific instrument	..	62	0.60
18. Other commodities	..	618	0.40
Total		10513	107.00

Regional-cum-Local Markets are proposed as under:

(a) DUA 81

Population 82 lakh in 2001)

(i) Sub-CBD (Shahdara)

South

(ii) Okhla

West

(iii) Rohtak Road District Centre

(iv) Shivaji Place District Centre

North

(v) Wazirpur District Centre

(vi) Rohini District Centre

(b) Urban Extension

(Five markets of 10 ha each for 40 lakh population)

## Storage of Oil and LPG Gas

Shakurbasti Depot being in the densely inhabited area should be shifted to a site about 13 km. away between Ghevra and Tikri Kalan which shall be a major storage site for white oil, black oil and LPG. The existing LPG plant at Shakurbasti should be shifted as early as possible.

Bijwasan, which is an existing oil terminal near Delhi Airport should be contained within the area already allotted for this purpose. At most, it may be allowed to expand by about 8 ha. by adding a land lying between the existing terminal and the Delhi Airport boundary. Bijwasan shall be major storage depot for white oil.

Third major oil terminal site should be developed near Holambi Kalan on Delhi-Ambala railway line in the beginning of next decade i.e. in 1991. This site could be connected to the existing oil pipe line through a 8 km. pipe link. This storage depot shall be mainly for white oil and LPG.

Two road based LPG depots are proposed to be developed, one in South-East Delhi in the East of Agra Canal near Road No. 13 and second in the North along Road No. 50. Agra Canal site could be developed immediately.

A site measuring about 10 ha. adjoining to the Badarpur Thermal Power Station would be suitable to be developed exclusively for black oil by providing Railway siding to this site.

## Government Offices

Public Sector employment in Delhi at present is 5.42 lakh (i.e. 27.92 per cent of total work force) with an average growth rate of 4.56 per cent in the last two decades and is distributed as under :

	Employment (in lakhs)	Average Annual Growth Rate (1961—81)
Central Government	2.26	2.77%
Quasi Government	1.41	9.73%
Delhi Administration	0.58	4.29%
Local Bodies	1.17	6.86%

The Quasi-Government employment is increasing at an alarming rate. 24.8 per cent of the Central Government Undertaking have head offices and 22.6 per cent have liaison Offices in the City. This alongwith the regional wholesale are the major sectors attracting migration to Delhi. The data of last two decades indicates that Central Government employment has a constant proportion to all-India Population (0.47 per cent) though Delhi's share has increased from 6.8 per cent of the total of Central Government employment in 1961 to 7.14 per cent in 1981.

Only such new central government offices which directly serve the ministries of the Government of India and only the liaison offices of the Undertakings should be located in Delhi. The Quasi-Government employment needs to be judiciously distributed in the regional towns and the counter magnets as part of the National Capital Region.

For balanced development at regional level and sub-regional level the employment in Central Government and Quasi-Government Undertaking's should be restricted. The

growth rate between 1981-2001 in public sector have been assumed to be as given below:

	Employment 2001 (in lakhs)	Average Annual Growth Rate 1981— 2001
Central Government	3.16	2.67%
Quasi Government	3.84	5.14%
Delhi Administration	1.53	4.97%
Local Bodies	2.41	3.68%

In spite of lower growth rate proposed for Quasi-Government employment in Delhi, the total employment in this sector would overtake Central Government employment around 1995. 3.16 lakh Central Government employment proposed for the year 2001 has been provided at the following locations along the ring railway. It would help the transportation system and also a convenient journey to work for Central Government employees.

	Area in ha.	Employment
1. I.N.A.	4.00	5,000
2. Safdarjung Railway Station	54.00	67,875

20. ha. area for government offices is earmarked in Saket, where a large Central Government housing complex has been developed. While the specific locations have been earmarked for the Central Government offices, the Quasi-Government offices shall be accommodated in the commercial centres i.e. Community Centres, District Centres and Central Business Districts.

Major Delhi Administration Offices are located in Old Secretariat which is a historical building and should be conserved. Barracks area adjoining to the Old Secretariat would be redeveloped to accommodate additional Delhi Administration Offices.

Presently District Courts are located at one place i.e. Tis Hazari. Land has been earmarked for District Courts in 4 more locations to accommodate district courts and allied Delhi Administration and DDA offices.

- Near Saket District Centre—7 ha.
- Near Sub-CBD Shahdara—3 ha.
- Junction of Outer Ring Road and Western Yamuna Canal—3 ha.
- Near District Centre in South West (UE)—3 ha.

In fact, major part of the Local Bodies employment and Delhi Administration employment would be accommodated in the public and semi-public facility areas. New headquarters of the Municipal Corporation could be housed on the proposed civic centre site on circular road opposite Ram Lila Grounds.

## Transportation

Delhi is the converging point of five railway lines and nine roads of which five are National Highways. Unless strong measures are taken in the structuring of the ring towns in the National Capital Region and the regional railway and road linkage are developed which will create an environment for development in the NCR, the convergence of the existing transportation system will create enaotic conditions in Delhi. The structure of Delhi Urban Area within the Metropolitan Region is in peculiar State because a number of programmes and

developments that are in pipeline in the towns at the periphery of the Union Territory will have a profound effect on the city. Further, at the level of Delhi Urban Area, the problem is serious due to the size, magnitude and number of the CBD functions which need decentralisation.

#### Intra-city passenger movement

Hitherto, transportation planning in Delhi has aimed at minimising the gap between demand and supply by increasing the capacity of the urban transport plan involving projection of past trends which has been snow-balling towards increased supply of roads for the automobile traffic. The problems of the vast majority of the population relating to bicycles and public mass transportation system, movement in the Old City and pedestrian movement all over the city remain to be attended. An environmentally and economically acceptable approach to resolve the transportation problems of the city need to be based on innovations both in technique and technology. The need of the city is to reorganise and restructure its activity transportation fabric in the light of all options and choices. Thus, the fundamental goals of the plan for Transportation are:

- To establish a reliance, efficient and attractive multi-modal public transportation system;
- To generate conditions for safe usage of bicycles;
- To establish a reasonable freedom to automobile traffic;
- To establish safe pedestrian movement; and
- To encourage innovative management technique to resolve problems of critical areas.

During the last two decades there has been considerable change in the modal split. Since 1957, modal trips through public transport including chartered buses have increased from 24.26 to 59.70 per cent. Of course, Delhi Transport Corporation (DTC) buses are the major public transport mode. There is rise in per capita modal trips from 0.466 in 1969 to 0.722 in 1981. Trips projections for the year 2001 are:

Total person trips—186.40 lakh

Walk trips—69.77 lakh

Vehicular trips—116.63 lakh

The Proposed Multi-Modal

Transport System:

Keeping in view the physical forms obtainable in the existing Urban Area like Old Delhi, New Delhi and new developments, it is logical to state that a single mode of transport cannot effectively serve the needs of the city. Accordingly, a multi-modal system suitable for the over-all structure of the city and at the same time inter-linking the various sub-structures is proposed. For the existing urban areas, it is envisaged to consist of the electrified ring rail, bus transport and light rail transit on a select number of corridors.

#### Ring Rail

The ring rail has been carrying 9,000 passengers per day in 1981 before the electrification. It was electrified during Asian Games in 1982 but after the introduction of Electric Multiple Units the passenger movement on the ring rail in fact has decreased. There could be number of reasons for the ring rail carrying less passengers than anticipated, but one of the reason is uncomplimentary land uses in the area along the ring.

Land uses along the ring rail are required to be restructured mainly in the following areas:

- Anand Parbat
- INA Colony
- Pusa Institute
- Kirti Nagar

#### Light Rail Transit (LRT)

Another mode proposed for the intracity passenger movement is the light rail which has got a capacity upto 20,000 passengers per hour. It is a medium capacity passenger transport system compared to the Underground Rapid Transport; but its cost index is about one-tenth. It is electrically propelled rail vehicles operating singly or in trains. LRT takes advantage of unique feature of rail technology; although guided, it can have grade crossings and even run on streets. LRT has the ability to share and utilise all types of right of way on the same route and yet have the advantage of the guided technology, high capacity, high labour productivity, comfortable ride. Its performance characteristics like lower noise level, absence of exhaust fumes and a better safety record make LRT more compatible with pedestrian environment than buses. The light rail system is an alternative to the bus system wherever a high capacity movement is required. In the existing Urban Area and in the Urban Extension, about 200 kilometres of light rail would be required by the year 2001. Major corridors recommended are:

- Vivek Vihar to Najafgarh Road along Vikas Marg, ITO, Panchkuin Road, Pusa Road, Rajendra Place, Patel Road.

Corridors along New Rohtak Road from Faiz Road to Zakhira and from Panchkuin Road, Link Road, Pusa Road, Patel Road and linking Ring Road shall have very high intensity of movement towards later part of the plan period and a study to provide underground rapid transit system along this part may be conducted.

- From Mehrauli-Badarpur Road to GT Road (new Sabzi Mandi) along Lal Bahadur Shastri Marg, Mathura Road, Exhibition Ground, Ring Road, ISBT, Sham Nath Marg and Mall Road.
- From Najafgarh to Dhaula Kuan along Jail Road and Station Road.
- From Palam Airport to Khyber Pass along Gurgaon Road, Dhaula Kuan, S.P. Marg, Faiz Road and Rajpur Road.
- Dilshad Garden to Rohini along Eastern Yamuna Canal, new bridge at ISBT, Mall Road and Road No. 41 leading to Rohini.

#### Tram

For the central congested area of the Walled City, re-introduction of tram along select number of routes i.e. Chandni Chowk, Esplanade Road, Chawri Bazar and Asaf Ali Road (10 kms) is recommended. Introduction of trams in this area would be supported by a restraint on the use of private modes of transport and provision of parking at interchange points. This would be necessary in order to revitalize the area and improve its environmental quality. The introduction of tram is based on the following:

- Characteristics of the traffic on various roads of Walled City show a continuous flow of traffic at low speed. To suit the characteristics, a high capacity and low speed mode e.g. trams at high frequency will prove useful.
- Being on fixed track, tram can maintain a high frequency than buses because headway between the two cars can be minimised.
- The modern trams are almost free of noise pollution.
- The trams can carry over 10,000 persons per hour.

#### Bus

It is desirable that the route pattern of the existing bus transport system is restructured from its present pattern wherein it focuses on the central area than on to the peripheral roads. At the same time, emphasis for bus transport from the existing Ring Road should be reduced with a view to making the ring rail effective. This will require

planning and introduction of feeder services which interconnect the ring rail with residential areas. It is desirable that on the existing road network of Delhi, the number of public transport buses operated by DTC are increased marginally, the level of service for vehicle movement is improved wherever need is identified and on priority, higher capacity system like the light rail is introduced.

#### Bicycle

There are a number of ways to resolve the cycle problem to provide a safe environment; (i) fully segregated cycle tracks to be provided by adjusting existing road sections and making use of the 'nallahs'. The cycle tracks interconnect trips production and attraction areas. (ii) Partially segregated cycle routes are proposed along traffic corridors where the existing physical conditions pose difficulties. (iii) In other existing areas like the Walled City, Sadar Bazar and Karol Bagh, conditions for cycle movement can be improved by traffic management measures.

Four major cycle tracks proposed are

- (a) From Mehrauli-Badarpur Road ITO (along Chirag Delhi drain and Mathura Road).

Length of track—5 kms approx.

- (b) From GT Road (Shahdara) to Vikas Marg (along the Eastern Marginal Bund).

Length of track—5 kms. approx.

- (c1) From Preet Vihar to Connaught Place along Vikas Marg (ITO).

Length of track—10 kms. approx.

- (c2) Paschim Puri/Vikas Puri to Connaught Place via Najafgarh Drain, Patel Road, Rajendra Place, Pusa Road and Panchkuin Road.

Length of track—16 kms. approx.

- (d) From Shahdara to Chandni Chowk (along G.T. Road and Old Yamuna Bridge).

Length of track—5 kms. approx.

#### Modal Split

The network is based on the modal split for Delhi—2001 to move 12 million trips as given below:

Mode	Modal Split
Rail	8.57%
Bus/Tram Light/Rail	65.97%
Personalised Fast Mode	12.26%
Hired fast mode	3.27%
Hired slow mode	0.65%
Biycle	9.28%

#### Inter-City Passenger Movement

##### Rail

Three rail terminals in the metropolitan city of Delhi cater to about 78 thousand passengers daily going out of the city by rail distributed as follows.

Delhi Junction—50,000

New Delhi—25,000

Nizamuddin—3,000

Total incoming and outgoing passengers handled at all the 33 stations including commuters are about 362,000 (192,000 commuters and 170,000 long and short distance passengers) through 261 trains (137 long distance and 124 short distance, i.e. from within the National Capital Region). The intercity passenger movement in Delhi has been growing at about 4 per cent per annum. Projections for 2001 are:

Daily total passengers (185% of 1981)	—672,000
Commuters	—354,000
Long and short distance passengers	—318,000
Total trains	480

To cater to the above passenger movement four metropolitan passenger terminals are proposed, also to serve the DMA.

- Trans-Yamuna area—to cater to population concentrated across River Yamuna in the East. This will cater to part of NOIDA in UP Population of this area is one million which has been projected to about 1.7 million in 2001.
- Okhla—to cater to South Delhi. This will also cater to the remaining part of NOIDA in UP after the link road to bridge on Yamuna linking NOIDA is completed.
- Bharthal—to cater to West Delhi and part of the proposed Urban extension.
- North Delhi to cater to part of the proposed Urban extension.

Second entry to New Delhi as well as Delhi main railway station was proposed earlier. In case of Delhi main railway station it could not be implemented because of some difficulties. After a study now it is found that it is possible to make an integrated road cum rail terminal by integrating Inter State Bus Terminus with Delhi main railway station. This should be possible by using the land to be made available due to shifting of Delhi College of Engineering.

#### Bus

Following is the projection for interstate bus movement.

Passenger (both ways)	7,25,000
Bus (both ways)	14,000

To cater to the requirements four new inter state bus terminals should be developed, each of 10 ha. within metropolitan railway terminals; besides one exclusive bus terminal should be developed at Dhaula Kuan.

#### Air

The International Airport Authority of India have projected the international air passengers and cargo, domestic air passengers and cargo, at the following rates as recommended by the Committee on Air Transport Policy, Ministry of Tourism and Civil Aviation.

	Annual Growth Rate	2001
International Passengers	12.00%	163 (lakh)
Domestic Passengers	12.00%	191 (lakh)
International Cargo	15.00%	6.4 (tons)
Domestic Cargo	12.50%	7.9 (tons)

The International Airport Authority of India have worked out extension plans for the Palam Airport with a perspective upto 2001; the total land earmarked for the International Airport is about 2260 ha.

The international airport has been linked to other parts of the City and urban extension through the network, to facilitate fast movement.

#### Goods Movement

With the expansion of commercial and industrial activities in Delhi Metropolitan Area, the goods movement within urban area and outside has become very serious and formidable. About 20 per cent of the gross annual freight movement to and from Delhi is by rail and 80 per cent is by road. At the national level, 81.2 per cent of freight is by rail and 17.8 per cent is by road.

#### Goods Movement by Rail

(i) On an average week day 1,000 to 1,050 loaded wagons enter Delhi and about 150 loaded wagons leave the Delhi Metropolitan Area. The total freight handled by the rail is estimated to be in the region of 25,000 tons per day.

(ii) It has been established that 60 per cent of goods from railway stations have their destination in the Old City and its extension i.e. Sadar Bazar, Motia Khan, Jhandewalan, etc. Presently, the goods are terminating as below:

Iron and Steel	—Tughlakabad and New Delhi Railway Stations.
Food Grain	—Sabzi Mandi, Lahori Gate, New Delhi and Delhi Cantonment Railway Stations.
Coal	—Tughlakabad Railway Station.
Fruit & Vegetable	—New Sabzi Mandi, Azadpur Railway Station.
Industrial	
Raw Materials	—New Delhi Railway Station.
Fuel	—Shakur Basti Railway Station.
Cement	—Safdarjung and Shakur Basti Railway Stations.

It would be seen that still there are some goods terminating at New Delhi Railway Station.

With the restructuring of the land uses, the ring rail presently partially acting as goods avoiding line would have to be fully left for passenger movement by the year 2001. For goods movement, an alternative line joining Delhi-Mathura Railway line with Delhi-Punjab Railway line outside the present urbanisable limits and outside the Union Territories of Delhi would be required to cater to the goods movement by rail.

#### Goods Movement by Road

17,500 trucks (two-third of which are loaded and one-third unloaded) are entering or leaving Delhi on an average week day. 25 per cent of the loaded incoming trucks (about 1650 trucks) are bypassing the city. Of the total truck volume, about 50 per cent is handled by two points namely National Highway No. 2 (Badarpur Octroi Post) and National Highway No. 24 (Shahdara Octroi Post).

Movement of incoming trucks on different highways on an average week day is given as under:

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Highway	Rank	No. of incoming trucks	% of total inward flow
National Highway-2	I	1400	21.00
National Highway-24	II	1332	20.00
National Highway-8	III	866	13.00
National Highway-1	IV	833	12.50
National Highway-10	V	466	7.00
Loni-Saharanpur Road	VI	433	6.50
Major roads other than National Highways		1332	20.00

It is also evident from the survey findings that more than 50 per cent of the inward freight is again going out of Delhi. The basic problem has been created by this, as it is loaded again to go out for various destinations outside.

#### Projection for Goods Movement

The projections for the goods movement through rail and road has been worked out as under:

##### I. Rail

	1981	2001
Number of Wagons corresponding to which facilities may be planned, projected @ 3% growth rate and two days accumulation	2100	5700

##### II. Road

	1981	2001
Loaded vehicles entering and leaving Delhi Urban Area per day	11965	43194
Empty vehicles entering and leaving Delhi Urban Area per day	5627	20311
Total	17592	63505

#### Integrated freight complex

For the integration of goods movement through road and rail, freight complexes have been recommended. These would consist wholesale market, warehousing, road (trucks) and rail transport terminals so as to curtail the movement of heavy vehicles within the developments. (Also refer section on wholesale markets under Trade and Commerce).

The freight complexes are to be located in a place where they intercept the maximum possible regional goods traffic entering Delhi. Keeping this in view, the sites for freight complexes are:

- Madanpur Khadar (NH-2)
- Patparganj (NH-24)
- Loni Road (NH-24)
- G.T. Road (NH-1)
- Bhartal (NH-8)

To reduce congestion in the central city areas, it is essential that the envisaged freight complexes are developed in the next two decades.

**Dry Port :**

There is proposal to establish a dry port in the Northern Region. This has been under the consideration of the Government since long. Such an activity would have extensive linkages and thus could create conditions for large number of jobs and would be generating high traffic volumes within and at the periphery of the urban area. This activity could be most suitably located out of the Union Territory of Delhi in the NCR. For its efficient functions on this would require a new rail link in the region connecting Khurja, Palwal, Rewari and Sonapat.

**Metropolitan Transport Authority :**

The problems of transport of Metropolitan cities are unique. The experience is that multi-modal metropolitan transportation system should be under the charge of single authority for planning, development and enforcement. To run a multi-modal complex transportation system for Delhi, on rational lines, Delhi needs a unified single transport authority as recommended by National Transport Policy Committee.

**INFRASTRUCTURE : PHYSICAL**

The aspects dealt in this section are: (a) water supply, (b) sewerage, (c) power, (d) solid waste management and (e) drainage and channelisation.

The quality of life in a settlement very much depends on the level of availability, accessibility and quality of infrastructure it provides. The rapid growth of population necessitates augmentation of water, power, sewerage, drainage and solid waste management. Analysing the present state of affairs, infrastructure problems could become a cause for a crisis in the Metropolitan life. The sewerage and solid waste management are comparatively internal affairs, but supply of water and power, as well as the drainage are inter-state issues. To reduce the demand, adequate restrictions on population size have been emphasized earlier. Advance action and arrangements for the adequate provision of physical infrastructure would be the minimum effort required.

The existing availability and projected need for water supply, sewerage, power and solid waste is indicated in the following table:

	Water in mgd*	sewer- age mgd	Power in mw	Solid Waste in tons per day
Earlier Target fixed for 1981†	250	200	558	2300
Present requirement	496	397	650	2568
Present availability	103	118		2058
Projection-2001	1127	902	2500	6735

\*Millions gallons per day.

†Gallons per capita per day.

The additional requirement of physical infrastructure in DUA-81 and in urban extension shall be as given below :

Infrastructure	Additional re- quirement	Within DAU-81	Within Union Territory of Delhi
Water supply in mgd	671	366	305
Sewerage in mgd	661	417	244
(If the water is supplied at 80 gpd.**)			
Power in mw	1800	800	1000
Solid waste management in ton per day	4200	2200	2000

The existing infrastructure in DUA-81 shall require complete restructuring because of additional requirements as given in the above table.

**Water :**

Delhi has to depend on river Yamuna for raw water though partial supply of water in trans-Yamuna area is being provided from River Ganga, Tehri Dam in U.P. and Kishau, Lakhwar and Giri Dams in Himachal Pradesh when complete could provide a major share of Delhi water requirements upto 2001. Balance could be met through exchange of waste water from Delhi with Haryana.

To provide additional water supply of 671 mgd, the existing water treatment plants would require augmentation and also construction of a new water treatment plant in North-West by the year 2001 as per the table given below :

Water Treatment Plant	Existing capacity in mgd 1981	Recomm- ended capacity in mgd 1985	Recom- mended capacity in mgd 2001
Chandrawal I & II	90	90	150
Wazirabad	80	80	150
Haiderpur I & II	50	100	150
Shahdara		100	200
New Plant in North-West Delhi			300
Okhla	6		
Renney Well	20	61	67
Local Tube Well	7	7	7
Total	253	438	1024

The requirement of water supply has been worked out at the rate of 363 litres (80 gallons) per capita per day with the break-up as follows :

(Consumption in lt. c.d.\*)

(i) Domestic	225
(ii) Industrial, Commercial & Community requirement	Based on 45,000 lt. ha. d. **47
(iii) Fire Protection	Based on 1% of the total demand 4
(iv) Garden	Based on 67,000 lt. ha. d. 35
(v) For floating population and special uses like embassies and big hotel	52

\*Litres per capita per day.

\*\*Litres per hectare per day.

Minimum water supply in any residential area shall be 135 litres (30 gallons) per capita per day.

**Sewerage**

Sewerage treatment is essential to check environmental decay, as well as, to maintain the healthy living conditions. It is noted that the existing capacity of sewerage system in Delhi is grossly inadequate, as about 70 per cent of present population does not have access to regular municipal sewerage. The increasing pollution in the river Yamuna is also a major indicator for lack of sewerage treatment facilities. By augmenting the capacity of existing treatment plants, as well as, through two new sewerage treatment plants, one in North and other in West Delhi of 125 mgd



capacity each, the liquid waste in Delhi in 2001 could be taken care of as given below :

Sewerage treatment Plant	Existing capacity in mgd. 1981	Recommended capacity in mgd. 1985	Recommended capacity in mgd. 2001
Okhla	66	128	150
Keshopur	32	70	170
Coronation	20	20	20
Rithala	..	75	150
Shahdara	..	60	160
New Plant in North Delhi	..	..	125
New Plant in West Delhi	..	..	125
Total	118	353	900

The areas where immediate regular sewerage is not available, low cost sanitation system for individual family should be adopted as a short range provision. The area should be planned in such a way that in the long range regular sewerage could be provided.

#### Power :

Delhi's requirement of power in the year 2001 is estimated to be 2500 Mega Watts. Delhi may be able to add only a limited capacity to its existing power generation, because of increasing air pollution scarcity of water and problematic coal transportation. It would have to bank upon sources of supply away from Delhi. Upto 1991, requirement of power shall be met as given in the following table :

Source	Firm capacity	
	1982-83 (MW)	1989-90 (MW)
DESU Local Generation	176	236
Badarpur Thermal Power Station	500	500
Singrauli Super Thermal Power Station (M.P.)	15	150
Baira Sui (U.P.)	17	45
New Super Thermal Power Station to be provided in Murad Nagar (U.P.)	..	500
Total	708	1431

The sources of power for Delhi beyond 1991 are to be identified commensurate with the projected power demand. Delhi could get benefits from the following centre sector schemes presently undertaking construction/consideration :

Power Plant	Installed Capacity (in mw)	Status
Rihand U.P. (Thermal)	1000	Under construction
Narora U.P. (Nuclear)	470	-do-
Nathpa Jhankari (H.P.)		Cleared by CEA (proposed to be taken up jointly by Haryana Himachal Pradesh & Central Govts.)
Dulhasiti (Hydro-Electric) (J&K)	390	-do-
Uri Hydro-Electric Project (J&K)	480	-do-
Chamera Hydro-Electric Project (H.P.)	540	-do-
Tanakpur Hydro-Electric Project (U.P.)	120	-do-
Total	3,000	MW

To meet the targetted demand of 25,00 maw by the year 2001, the power distribution network would be required to be taken over to 400 Kilo Vatts (k.v.) grid from existing 220 KV grid. To cater to this, a power network has been worked out providing three major 400 kv. electric substation in the North of Wazirabad barrage in trans-Yamuna areas; (ii) near Bawana in West Delhi and (iii) near Barthal in South-West Delhi. This would be fed from the Northern Grid and further power distribution system in Delhi would be from this grid and existing 220 kv grid.

#### Solid Waste:

Considering the nature of solid waste and the economic aspects of disposals, major part of solid waste has been proposed to be disposed off in sanitary landfills. The sites proposed are:

Site Description	Area in ha.
Site near Hasthal Village in West Delhi	26
Site on Ring Road near Village Sarai Kale Khan	20
Site in the North West	58.5
Site near Gazipur Dairy Farm, Trans-Yamuna Area	52
Site near Timarpur existing Landfill	40
Site near Gopalpur Village in North Delhi	20
Site near Jahangirpuri	12

The sanitary landfilling on Ring Road is being done satisfactorily, however, it could be further improved by providing water prevention layer at the bottom to avoid water contamination.

At present, there are two compost plants, one each run by the M.C.D. and the N.D.M.C. located near Okhla Sewerage Treatment Plant.

Waste from vegetable & fruit markets having higher organic contents should be used in these compost plants. No further sites have been identified for compost plant. The experience of the compost plants should be reviewed in 1992 and if necessary, policy changes could be done.

Special care is required in the disposal of waste from hospitals slaughter houses, fruit & vegetable markets, dairy farm & congested areas of Old Delhi. Hospital waste which contains harmful micro-organisms should be handled separately and be incinerated. To avoid bird menace special care in the form of covered dust bins and quick removal of waste should be taken in the areas within five kilometres of airport.

To workout the requirement of dust bins, dhalloas, the following norms of solid waste may be adopted :

N.D.M.C. Area	0.67 kg. c.d.*
M.C.D. Area	0.60 kg. c.d.

#### Drainage and Channelisation

**Drainage :** Drainage has two aspects, flood protection and storm water discharge, which are inter-related. The storm water and flood protection in Delhi are not local but have regional bearing including areas of Haryana and Rajasthan. Najafgarh drain and the Barapula Kushak drains which take storm water discharge in the urban areas, run to their full capacity during peak discharge periods. The required extensions of the present urbanisable limits would cause change in the surface run-off in the areas significantly, and thus the discharge would increase and there would be need of remodelling of existing drains and provision of additional drains. Possibility of a new major drain in the South through Haryana or Delhi to take discharge from Sahibi basin needs to be examined on priority.

**Channelisation of River Yamuna.**—Rivers in the major metropolitan cities of the world like the Thames in London and Seine in Paris, have been channelised providing unlimited opportunities to develop the river fronts. The possibilities in respect of river Yamuna have been studied in depth and

\*Kilogram per capita per day.

indications are that it could be channelised within about 550 metres width and an area of about 3,000 hectares could become available for river front development. The Central Water and Power Research Station, Pune are conducting model tests for the same. After these studies are finalised, development of river front should be taken up by the D.D.A. as a project of special significance for the city.

#### INFRASTRUCTURE—SOCIAL

The aspects dealt in this section are :

- (a) Health, (b) Education,
- (c) Telecommunication,
- (d) Security; (e) Fire, and
- (f) Distributive Services.

#### Health

Delhi's health facilities have to serve the city population as well as these are important in the regional context as many people from the adjoining States come to Delhi in search of better health facilities. At present, Delhi has about 15,000 hospital beds at the rate of 2.6 beds per 1000 population. A geographical imbalance in different planning divisions exists in the provision of health facilities. Division E, G and H have only 1,043, 0.992 and 0.051 beds per thousand population respectively. These Planning Divisions need priority attention.

The two-tier system in the form of general hospital and health centre proposed earlier did not satisfy the full requirement of health needs. Now a six-tier system has been proposed as given below:

- (i) General Hospital 500 beds
- (ii) Intermediate Hospital (A) 200 beds
- (iii) Intermediate Hospital (B) 80 beds
- (iv) Poly-Clinic
- (v) Nursing Home, Child Welfare and Maternity Centre
- (vi) Dispensary

Planning Standards for health facilities are given below :

Recommended beds per 1,000 population :— 5

- (a) General Hospital
  - 1 Hospital for 3 lakh population capacity—500 beds
  - Area for Hospital —4.00 ha
  - Area for residential accommodation —2.00 ha
  - Total Area —6.00 ha
- (b) Intermediate Hospital (Category A)—
  1. Hospital for 1 lakh population capacity—200 beds
  - Area for Hospital —2.67 ha
  - Area for essential residential accommodation —1.00 ha
  - Total Area —3.67 ha
- (c) Intermediate Hospital (Category B)
  - 1 Hospital for 1 lakh population.
  - Capacity —80 beds including 20 maternity beds

- Area for hospital —0.60 ha
- Area for residential accommodation —0.40 ha
- Total Area —1.00 ha

- (d) Poly-clinic with some observation beds
- 1 for 1.5 lakh population

- Area —0.20 to —0.30 ha

- (e) Nursing Home, Child Welfare and Maternity Centre.
- 1 for 0.50 lakh population

- Area —0.20 to —0.30 ha

- (f) Dispensary—

- 1 for 0.15 lakh population

- Area —0.08 to —0.12 ha

In case of specific requirements for medical facilities other than those indicated above, one of the sites which would suit the special requirement of the agency, could be used for.

#### Education :

Norms have been worked out for the provision of adequate educational facilities at various levels considering the age group projections and other relevant considerations. In Primary and Secondary Schools and Colleges, separate norms for reservation of play field areas in the schools have been given which must be ensured in the detail layout plans. In case of low income communities, the space for Nursery School shall be utilised for creche which would 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 2,500 population.

- (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 36 m 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 126 m to be ensured for effective play. —1.00 ha.

- (d) Integrated schools without hostel facilities (Class I to XII)—

- 1 for 90,000 to 1,00,000 population
- Strength of the school —1,500 students
- Area per school —2.20 ha
- School building area —0.70 ha
- Play field area —1.20 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	—1,500 students
Area per school	—2.60 ha
school building area	—0.70 ha
Play field area	—1.20 ha
Parking area	—0.30 ha
Residential, Hostel area	—0.40 ha

## Higher Education—General

## (a) College

## Within DUA—81 :

1 for 1.3 lakh population	
Strength of the College	—1,500 students
Area per college	—4.00 ha

## Within Urban Extension

1 for 1.00 lakh population	
Strength of the college	—1,000 students
Area per college	—4.00 ha

## (b) University Campus Within DUA-81 :

- 1 each in Planning Divisions E, F, and G.
- 1 in the Urban Extension

## (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 ITI	—400 trainees
Strength of the Polytechnic	—500 students
Area per centre	—4.00 ha
Area for ITI	—1.60 ha
Area for Polytechnic	—2.40 ha

## (b) Technical Education 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	—1.60 ha
Area for coaching centre	—0.30 ha

## Professional Education :

## (a) New Engineering College

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.

## Communication :

In the five telecommunication zones of Union territory of Delhi, there are 44 telephone exchange existing in Delhi having a total capacity of 2,23,400 lines.

The growth of telephones has been phased as given below :

Year	Population in lakh	Capacity No. of Telephone lines	Telephones per 100 population
1981	62.00	2,10,000	3.37
1991	90.00	5,40,000	6.00
2001	120.00	12,00,000	10.00

Planning standards for telecommunication facilities are given below :

Telephone exchange for the capacity of 40,000 lines—

1 for 4 lakh population at the rate of 10 telephones per 100 population.

Area —0.80 ha

Administrative office—

Floor Area —1 lakhs ft.

Administrative offices would become part of one of the telephone exchanges and accordingly the land area shall be increased. Store for equipment/material etc. for Telephone Exchange. Provided at the city level preferable one in North and other in South Delhi.

Area —4.00 ha

Depot-cum-Workshop for maintenance and repair of about 800 vehicles to be provided at the city level in light industrial area.

Area —1.00 ha

## Departmental Telegraph Office :

## (a) Booking Counter—

1 for 1 lakh population  
Space to be provided in community centre.

## (b) Booking and Delivery office—

1 for 6 lakh population  
Floor Area —1700 sqm  
Space to be provided in District Centre.

## Postal Facilities :

## (a) Post Office Counter without delivery—

1 for 10,000 to 15,000 population  
Floor Area —60 to 85 sqm.  
Space to be provided in Local Shopping Centre.

## (b) Head Post Office with Delivery Office—

1 for 3 lakh population  
Area —600 sqm.  
Space to be provided in Community Centre/District Centre.

## (c) Head Post Office and Administrative Office.

1 for 6 lakh population  
Area —2500 sqm.  
space to be provided in the District Centre.

## Security :

Urban communities are comparatively anonymous and they mainly depend on police for security. At present, there are 66 police stations and 48 police posts in Delhi, being provided at the rate of one police station for one lakh population.

Planning norms for police, jail, Civil Defence and Home Guards and Fire shall be as under :

## Police :

## (a) Police Station—

1 for 0.75 to 1 lakh population  
Area inclusive of essential residential accommodation —1.15 ha  
0.05 ha additional for Civil Defence and Home Guards.

## (b) Police Post :

1 to 0.4 to 0.5 lakh population  
Area inclusive of essential residential accommodation — 0.10 ha

## (c) District Office and Battalion :

1 for 10 lakh population  
Area for district—  
Office — 0.80 ha  
Area for Battalion — 4.00 ha  
Total Area — 4.80 ha

## (d) Police Lines :

1 each for North, South, West and East Delhi.  
Area — 4.00 to 6.00 ha

## District Jail :

1 for 10 lakh population  
Area — 1.00 ha

## Civil Defence and Home Guards

## (a) Home Guard—Zonal Level

(i) Within DUA-181  
1 for 20 lakh population  
(ii) In the Urban Extension  
1 for 10 lakh Population  
Area — 1.00 ha.

## (b) Home Guard—District level

1 for 10 lakh population  
Area — 2.00 ha.

(i) Within DUA-81  
1 for 20 lakh population  
(ii) In urban Extension  
1 for 10 lakh population

## Fire :

Delhi Fire Service attends to have human beings from fire, house collapses, accidents and other emergencies within Delhi and part of the border States. There are at present 18 fire stations in Delhi. 39 more fire stations, 20 in DUA-81 and 19 in the Urban Extension would be required. The programme needs to be coordinated with water supply to provide more fire hydrants and water tanks.

Multi-storeyed buildings need special fire service as provided in the building bye-laws or Regulations of the concerned authority. Delhi Fire Service should be fully equipped to deal with the fire accidents in case of multi-storeyed buildings. In congested and built up areas access for the fire fighting needs to be ensured while preparing the development plans.

1 Fire Station or Sub-Fire Station within 1 to 3 km. to be provided for 2 lakh population.

Area for Fire station with essential residential accommodation— — 1.00 ha  
Area for Sub-Fire Station with essential residential accommodation — 0.60 ha.

## Distributive Services :

Milk : Present supply in Delhi by public agencies is 7.30 lakh litres, 2.32 lakh by DMS and 4.97 lakh by Mother Dairy. The present expansion programme for milk is only limited to 9.75 lakh litres per day while requirements by 2001 will be about 15 lakh litres per day. This aspect has regional bearing for development of areas in the adjoining States as well as part of the rural area of the Union Territory of Delhi for dairy farming. Two sites for milk processing plants each of 15 ha would be required one in the West of Najafgarh Road and the other on G.T. Road.

## LPG Storage and Distribution :

Delhi has about 3.22 lakh LPG connections against need of 11.45 lakh in 1981 and projection of 24.35 lakh in 2001 if 100 per cent of the families are to avail.

Experimental programme to provide gas to about 10,000 families from Okhla Sewage is already commissioned. Gas from existing and proposed sewage treatment plants could be used for domestic and other energy requirements.

Planning Standards for the above distributive facilities are given as under :—

## Liquid Petroleum Gas LPG Godown

1 Gas godown for 40,000 population  
Capacity — 500 cylinders or 8,000 kg of LPG.  
Area — 5200 sqm. (20m X 26m) inclusive of Chowkidar's Hut.  
Location — In industrial area or service centre.

Additional requirement of social infrastructure based on the above standards between 1981-2001 is indicated in the following table :

## Additional Requirement—2001

Social Infrastructure	DUA-81	UE	Total
<b>EDUCATION</b>			
Primary School	298	762	1060
Sr. Secondary School	217	508	725
Integrated School	58	85	143
General College	22	38	60
Technical Education Centre-A	3	9	12
University Centre	2	1	3
<b>HEALTH</b>			
General Hospital	9	12	21
Intermediate Hospital-B	59	39	98
Nursing Home	110	76	186
<b>OTHERS</b>			
Police Station	28	38—51	66—79
Fire Station	20	19	39
District Jail	3	5	8
Head Post Office	20	6	26
Telephone Exchange	6	9	15
Department Telegraph Office	9	5	14
LPG Gas Godown	64	85	149

## Facility and Service Centre :

The lower level additional facilities like higher secondary school, primary school, dispensary shall be provided in the layout plan but higher level facilities like college, hospital, police station should be provided at plan level. As it would not be possible to provide individual location for these facilities, concept of facility centre has been evolved to group two or more units in available areas within the DUA-81 and developing these areas as facility centres. 61 such facility centres have been identified on the land use plan to provide for the required social infrastructure. Similarly to accommodate additional repair shops, service shops, gas godowns, service centres have also been earmarked in the land use plan. (Refer Annexure I).

**Environment :**

Creation of physical and social environment for improved quality of life is the major goal of the plan. Major attributes of environment in a city are :

- (i) Ecology, nature conservation and parks.
- (ii) Urban design.
- (iii) Conservation of urban heritage
- (iv) Community life.
- (v) Conditions for health, safety and convenience.

**Natural features :**

Conservation of major natural features in a settlement is of utmost importance to sustain the natural eco-system. Two major natural features in Delhi are the Ridge and the Yamuna River. Ridge in Delhi is defined as rocky out-crop of Aravali Ranges stretching from the University in the North to the Union-Territory boundary in the South and beyond. The central ridge area, which is part of New Delhi, was planned as its integral part at the time of development of New Delhi Capital by Edward Lutyen. This area was left in its pristine glory by planning only with the indigenous species of trees like Kikar and Babul. The plant in 1962 identified a further stretch of South Central ridge near Mehrauli. Though parts of the Ridge in Delhi have been erased out, total ridge area now available is 7,777 ha approx. divided as follows :

Northern Ridge	87 ha.
Central Ridge	864 ha.
South Central Ridge (Mehrauli)	626 ha.
Southern Ridge	6200 ha.

The ridge thus identified should be conserved with utmost care and should be afforested with indigenous species with minimum of artificial landscape.

The River Yamuna now have a high level of water pollution which is mainly from the untreated sewer and waste from industrial areas. Strict enforcement of Water Pollution Act is needed to keep the river clean. Channelisation of the River as proposed shall further help in the improvement of the river front.

**Lung Spaces :**

Presently within DUA-81, Delhi has 4,335 ha. of developed park at city level and about 1,677 ha. is available for development. The city has 20 major district parks from different periods of history, Roshanara and Qudsia gardens of Mughal period, Talkatora garden of British period and Buddha Jayanti Park of post-independence era. 6,102 ha. of District and Regional park area is reserved in DUA-81 @ 7 sqm per person. During implementation of the plan approx. 34% of recreational area has been lost to other uses. District parks which have been developed are very popular and are being intensively used, specially on holidays. 1,677 ha. of district park area available within the DUA-81 should be developed on priority. Part of this area is required to be developed for sports activities as per policy.

Within DUA-81, the following special activity area for recreation are proposed for development.

- (a) additional special children parks of 4 ha. each  
(of the type of India Gate Children Park) 7 nos.
- (b) children traffic training parks 5 ha. each 6 nos.
- (c) Picnic huts

About 30% of the district park areas should be developed as wood lands. Preferred species of the trees to suit local conditions is given in annexure IA.

5 nos.

In new developments, the neighbourhood park of at least 1.5 ha. for 15,000 population should be planned with flowering trees and shrubs so as to achieve colourful pleasant environment throughout the year.

In the Urban Extension whenever possible water bodies (lakes) shall be developed to act as major lung spaces and to attract migratory birds and for improving the micro-climate. A special recreational area on the pattern of Disneyland should be developed near Tughlakabad/Ladosarai. The district parks in the Urban Extension would be @8 sq.m. per person which would also include special parks given as under :—

Special Children Park	4 nos. (4 ha. each)
Children Traffic Training Parks	4 nos. (3 ha. each)
Picnic Huts	4 nos.

**Sports Activity :**

Sports are very important for physical and mental development of an individual. In the Plan, due emphasis is given on the development of Play and Sports areas for all age groups. Sports Stadia constructed and renovated during the Asiad shall cater to the needs of National and International sports. Further, the development of areas for sports shall be at different levels as under :

**Divisional sport centre :**

Population size	10-12 lakh
Area	20 ha.

**District sport centre :**

Population size	1 to 1.5 lakh
Area	4 ha.

**Neighbourhood play area :**

Population size	15,000
Area	1.5 ha.

**Residential unit play area :**

Population	5,000
Area	Flexible

**Re-plantation :**

There are large number of trees in parks in Delhi which have completed their full span of life. This is specially true about the plantation in New Delhi in parks, on roads and within the bungalows. These trees were planted sometime in 1910 and they are on the last lease of the life span (70 years). Re-plantation to substitute the trees as a cyclic process should be done in these areas to sustain the environment.

**Urban Design :**

A city is an assemblage of buildings and streets, system of communication and utilities, places of work, transportation, leisure and meeting places. The process of arranging these elements both functionally and beautifully is the essence of urban design. The metropolitan City of Delhi in the course of time is becoming amorphous aggregate of masses and voids except the definite urban form of 17th century Shahjahanabad and Lutyen's New Delhi.

The Walled City of Shahjahanabad has certain urban form characteristics: the Jama Masjid is a dominating feature located on hill top and is different, both, in form and scale from the other developments of the city. The vista of Chandani Chowk was planned to act as commercial spine, as well as, to have a certain visual character with important building of Red Fort and Fateh Puri Mosque at its two ends.

In case of Lutyen's New Delhi, planning of central vista was conceived as a landscaped stretch to form continuity between the ridge and the river Yamuna. This stretch with its nodal points of the Rashtrapati Bhawan and India Gate has tremendous visual quality and is one of the finest example of urban design in the world. Even while New Delhi

was segregated from the Old City physically with a barrier like Ram Lila Grounds, it was visually linked with Parliament House, Connaught Place and Jama Masjid in the same axis.

In developments carried out later, neither urban form nor visual characteristics were given due consideration. The new development within the framework of the Master Plan is more on the basis of division of land for different uses and it lacks in spatial qualities. All the roads whether at the city level or local level are mere plot dividers and fail to achieve the continuity of harmony of space. The present urban form is the outcome of zoning and sub-division regulations. An illustration in support of this point is that of Connaught Place extension where undesirable changes took place in the absence of urban design framework. Justifiably, these changes in the form are in tune with spirit of time and technological development, however, the new building and space form are in direct contrast to the old forms and result is a confused and indifferent skyline.

To arrive at a conscient basis for policies which effect the fabric, a study has been made of (i) Areas of significance in natural and built environment, (ii) visual integration of the city, (iii) conservation and preservation of urban heritage, and (iv) policy for tall buildings and large scale urban projects-residential, commercial, industrial, etc.

Significant areas of natural and built environment :

The important features of natural environment are : (a) Yamuna River (b) The Ridge.

For the built environment, the areas have been identified as :

- (a) Shahjahanabad—the Walled City
- (b) Lutyen's New Delhi
- (c) Ancient settlements.
- (d) Historical Monuments and Garden
- (e) Designed environment like Exhibition grounds, Zoo etc.
- (f) Areas along entry routes and other important routes in Delhi :
  - (i) Republic day parade route
  - (ii) VIP route from Delhi Airport to Rashtrapati Bhawan to Raj Ghat
  - (iii) Road entry routes
  - (iv) Rail entry routes.
- (g) Aerial view.

Visual Integration :

Delhi has a tremendous diversity of form, colour, scale and texture with a heterogeneous end product from aesthetic point of view. Visual integration can possibly be achieved by identifying features which integrate the city physically. There are two important mass movement corridors; Ring Road and Ring Rail, which are used by residents of all Planning Divisions. These two movement corridors have potential to acquire an additional dimension of visual quality and integration. The studies and proposals for Ring Road and Ring Railway could be formulated for road geometrics, landscaping, street furniture, introduction of urban forms at selected points and clearance of unsightly developments. Two other important elements for the integration of different parts of the city, planned at different times are: (i) flora i.e. tree plantation—continuance of 'New Delhi' character to other parts of the metropolis and linking open space (ii) harmonious treatment for major ecological features i.e. the Ridge and the River Yamuna and also the storm water drains meandering through the city.

Conservation of Urban Heritage :

Survey conducted by the Archaeological Survey of India in 1916 identified 1321 historical monuments, sites and

buildings. Out of these, only 81 monuments have been declared as protected monuments under the Archaeological Survey of India Act. These have been studied and indicated on plan, so that while preparing the layout plan, these could be planned for suitable incorporation.

Even in case of major monuments there is no building control around them. It is necessary that some area around monuments should have building control in relation to height, material and spread of the monument.

Conservation of Walled City :

The Walled City has a wide range of features and design elements which needs to be conserved. Shahjahanabad has important historical buildings, like Red Fort, Jama Masjid, City Wall and Entry Gates, Vista of Chandni Chowk, the street scape, Mohallas and Katras. All these elements are out burst of a life style which is not found in any other part of the Metropolitan City of Delhi.

As large number of buildings in the Walled City are in a dilapidated state, the rebuilding/renovation of the buildings in the Walled City should be done sensitively, conserving the important monuments, and the architectural style, skyline and street picture. At different places, the city wall of Shahjahanabad is in ruins and there should be restoration and conservation work for the wall and gates. Bazar of Chandni Chowk could be revamped by eliminating traffic of automobiles and restoration to the original state as far as possible. The road and street pattern in the Walled City is the spine of its urban character, if conservation is to be successful in the overall perspective, it would be essential to retain city's net work as existing and the characteristics of urban and street scape would be taken care of in the conservation of traditional residential character. The monuments, sites and old religious buildings identified by Archaeological Survey of India within walled City should be restored, conserved and should not be allowed to be despoiled.

Policy for Tall Buildings :

Present policy regarding tall buildings is based on height restriction for buildings in different use zones which is not amenable to deliberate urban form. DUA 81 is mostly developed except district centres and there is little scope left. However, restrictions on tall buildings would be necessary in two important areas namely Walled City and its extension and South of Raj Path, area of Lutyen's New Delhi. No new tall building should be allowed in residential and institutional areas without an urban design scheme. In case of Urban Extension, areas for tall buildings and specific urban design projects would be identified. The Development Code specifies the maximum height of buildings in different use zones.

Community Life :

Basically, a city is a place of exchange for goods, services and ideas; also cities have tendency to become anonymous. Well thought out physical design of the residential areas can help in creating community life. Similarly in the design of commercial areas, the cultural centres and integrating the same with the residential areas could create more and more opportunities for the people to meet. The recreational areas need both the places of coming together and the places to have the enjoyment of aloofness. The city to be alive in the late evenings should have some areas, commercial and cultural, to remain open till late night hours.

Social and Cultural Institutions :

The social and cultural institutional areas are the throbbing heart of a city. The central part of Delhi has well developed social and cultural institutions around Mandi House and some of the social cultural institutes have come up along the Central Vista. More area for institutions of National importance had been earmarked starting from Janpath and ending at the National Stadium and Purana Quila in the plan. The same has been retained with the emphasis that this area should continue to be reserved for this activity even if part of the area is not utilised upto the turn of the century. Civic complex which has been ear-

marked for the office of the Municipal Corporation of Delhi near Mata Sundari area would also accommodate social and cultural institutions. In addition to the areas earlier earmarked in DUA 81, about 64 ha land at 5 locations has been indicated for social and cultural institutions.

For the expanding city with increasing distances, another metropolitan centre in the Urban Extension measuring about 80 ha. would be required. This centre would have another city level complex of social and cultural institutions i.e. Theatres, Museum, Libraries, Exhibitions etc.

In the Urban Extension for every one million population there should be a socio-cultural centre of about 15 ha. to accommodate district level Dance and Drama Schools, Clubs, Theatres and Exhibition galleries and variety of other institutions in the residential areas multipurpose community halls should be built for social and cultural requirements of small communities.

#### Safety and Convenience :

**Water Pollution :** Stretch of River Yamuna in Delhi has high level of water pollution. Based on the studies by Central Water Pollution, Control and Prevention Board following recommendations are made.

(i) Diversion of discharge of waste water from Najafgarh, Barapula, Tughlakabad, Trans-Yamuna MCD, Sen Nursing Home, Maharani Bagh, and Kalkaji drains through appropriate sewerage system followed by adequate waste water treatment, so that the drain effluent conforms to the effluent standards prescribed by the Central Water Pollution Control and Prevention Board. Attempts be also made to treat the waste water at the drain outfall through Deep Shaft Aeration process.

Till such time the above said pollution control mechanisms are installed, chlorination of atleast 5 drains i.e. Najafgarh, Barapula, Trans-Yamuna MCD, Sen Nursing Home and Maharani Bagh could be started.

(ii) Extension of the sewerage system and alternatively low cost sanitation in the areas not served by sewerage.

(iii) According to study conducted by the Central Water Pollution, Control and Prevention Board in 1977, there are 82 water polluting industries which are generating 25 kilo litres per day or more effluent. It should be compulsory for these industries to make arrangements for the treatment of the pollutants collectively or individually as feasible, before its goes into sewerage system.

**Air Pollution :** According to recent estimate there are about 55,000 industrial units and 6.4 lakh vehicles of various types and three thermal power stations which jointly make Delhi's atmosphere polluted.

On the basis of the study conducted by Central Water Pollution, Control and Prevention Board, the following six areas have been declared as 'Pollution Control Areas' under the Air (Prevention and Control of Pollution) Act, 1981.

1. Najafgarh Road, 2. Lawrence Road, 3. Wazirpur, 4. Kirti Nagar, 5. DLF Industrial Area, and 6. Moti Nagar.

Based on the studies by the Central Water Pollution, Control and Prevention Board, it is recommended that priority should be given to control vehicular pollution by way of reduction of smoke density from buses and other heavy vehicles for bringing the levels of Carbon Monoxide and Hydro Carbon from all the petrol vehicles to less than 3% and 100 ppm respectively.

The 'C' and Badarpur Thermal Power Stations should be fitted with pollution control devices such as Electrostatic Precipitators.

**Noise Pollution :** In general, it may be said that the noise level in Delhi has been rising with increasing traffic and industrial activities. The other cause of noise is the unabated use of loud-speakers. 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 hospitals should have deep set backs of about 30 m from the major roads.

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, (iii) improvement in road geometrics and adequate lighting on roads specially on inter-sections, and (iv) road discipline through education and management.

#### 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 Approx.	
	Distance (Km.)	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

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

#### Energy :

In metropolitan cities the use of energy is much higher compared to small and medium size settlements and the rural areas, because of their special transportation needs and comparatively sophisticated economic activities and also higher use of domestic energy related to the standard of living. Dual objective of raising the level of energy consumption as well as conservation of energy in the developing countries would necessarily require efficient utilisation of energy and to use renewable sources.

**Transportation :** One of the major sectors of energy consumption in the city is transportation. It is quite surprising that the movement of DTC buses in Delhi per day is equivalent to one and a half times the distance from Earth to Moon.

In the Plan objective in this regard has been to provide an efficient land use transportation relationship so as to effectuate containment within the divisions, to reduce the work and education trips by vehicular modes. With the proposed land use transportation system there would be containment of about 70 per cent of trips within the divisions.

**Land Use Intensity :** Studies have revealed that it is possible to develop the urban areas in Delhi at almost double the density than what was proposed in 1962. On the land



use intensity standards proposed in 1962, 122 lakh projected population would be accommodated in about 1.2 lakh ha, which is 90 per cent of the area of the Union Territory of Delhi. Based on the studies, the projected population of 122 lakh is proposed to be accommodated in about 0.7 lakh ha. This measure should reduce the use of energy in transportation by about 20 per cent. In mass transportation per kilometer person energy used is about 10 per cent of the individual fast transport modes. After the implementation of proposals as given in the plan, by 2001, 4.7 per cent of personalised fast mode trips shall shift to mass transportation to effectuate the consequent saving in energy. The cycle mode being highly energy conservative segregated cycle track would facilitate the movement of cycle in the city.

**Building Control :** It is possible to conserve energy by properly orienting the buildings in relation to sun, which could be considered as a guideline for design and layout of buildings. Also most of the Urban activities could be located in low rise (upto 4 storeys).

**Innovation and Research :** On the basis of study and research, Planning Commission has recommended the use of wind mill, bio-gas plants for the rural area and solar water heating system and improved kerosene and fuel efficient chulahs for both rural and urban areas. In the recent years a number of organisations are working for innovation to conserve energy, which is likely to effect more than one sector in the urban area. It would be very essential to monitor the same during the plan implementation period.

#### Special Area :

The Walled City and its extension and Karol Bagh and the area in between measuring 2600 ha. has been earmarked as Special Area for the purpose of development. This area cannot be developed on the basis of normal regulations. Special regulations have been worked out for this area and incorporated into the Development Code. In case of Walled City, the objective is to clean the area from noxious and hazardous industries and trades to check further commercialisation and industrialisation of this area and to revitalise the same into its glory of the past.

Apart from Walled City, Karol Bagh has also acquired distinct character of its own over the years. As a matter of fact, the commercial activity which starts from Lajpat Rai Market on either side of Chandni Chowk culminates in a spiral form at Karol Bagh. The significance of Karol Bagh as a city level retail commercial centre has been adequately realised. The focal of this widely spread commercial activity is the Ajmal Khan Road street shopping. In the absence of suitable development controls the growth has been haphazard although accompanied by ever increasing popularity of the shopping facilities it affords. The major problem of this shopping area is inadequate parking facilities as compared to its demand.

It is suggested that Ajmal Khan Road from its junction with Tank Road to its meeting-point with Desh Bandhu Gupta Road may be converted into a pedestrian piazza with shopping on either side. The vehicular traffic would be restricted to Ramias Road, Desh Bandhu Gupta Road, Gurudwara Road and Tank Road on the periphery and Saraswati Marg and Arya Samaj Road. At the crossing of Ajmal Khan Road with Arya Samaj Road pedestrian movement would have grade separation either below or over the road with shopping on either side for continuity. The Ajmal Khan Road would have parking under pedestrian piazza. The area marked as specific use zones could be developed as per regulations given in the Development Code. In respect of part of special area indicated in the plan, schemes of urban renewal with conservative surgery as tool should be taken up immediately.

#### Rural Area :

The rural area of Delhi being on the periphery of major metropolis has a special significance. The households in the rural areas of Union Territory have higher level of education and income compared to rural areas in the adjoining States. The area is also attracting migrants, 20 per cent of rural Delhi Households are migrant households, mainly from

Haryana and U.P. The area needs to be provided with a reasonably high level of infrastructure and good road linkages with the city.

**Growth Centres:** Based on the population, linkages and growth rate, five villages have been identified for the location of major health facilities and markets. To cover the deficiencies of lower level health facilities, schools and location of rural industry, another six rural settlements have been identified with the details as under.

**Bakhtawarpur:** Hospital, Health Centre, Dispensary, Vet. Hospital, Rural Industrial area and Commercial Centre.

**Bawana:** Health Centre, Rural Industrial area and Commercial Centre.

**Jharoda Kalan:** Hospital Dispensary, Vet. Hospital, Rural Industrial area and Commercial Centre.

**Dhansa:** Dispensary, Rural Industrial area and Commercial Centre.

**Chawala :** Hospital, Vet. Hospital, Rural Industrial area and Commercial Centre.

**Jagatpur:** Dispensary and Rural Industrial area.

**Ghogh:** Dispensary and Rural Industrial area.

**Qutab Garh:** Dispensary and Rural Industrial area.

**Jaunti :** Dispensary and Rural Industrial area.

**Mitraon:** Dispensary and Rural Industrial area.

**Gommanhera :** Dispensary and Rural Industrial area.

Each commercial centre shall be about 3 ha to accommodate, Cinema, Shopping, Bank, Post Office, Cooperative Store etc. The industries to be permitted in the rural industrial area are given in the annexure III G.

The following stretches of roads interconnecting these important settlements would require upgrading.

- (a) G.T. Road to Bakhtawarpur G.T. Road to Bawana Najafgarh to Dhansa . . . . . 29 Km
- (b) Ghogh to Bawana Bawana to Qutab Garh Najafgarh to Jharoda Kalan . . . . . 15 Km
- (c) Jharoda Kalan to Rohiakh Road Najafgarh to Dhansa . . . . . 15 Km.
- (d) Najafgarh to Gommanhera Najafgarh to Dhansa Khanjwala to Qutab Garh Road No. 50 to Bakhtawarpur . . . . . 20 Km.

Each individual settlement would require improvements in water supply and other facilities, etc. Housing for the landless is required to be taken up through public housing agencies.

Two sites near: (i) Najafgarh, and (ii) G.T. Karnal Road have been identified for Dairy Development. Milch cattle from the urban area should be shifted to these dairy colonies.

Farm houses in a minimum of 1 ha. land could be located in the rural use zone. These could be developed for flowers, fruits, vegetable poultry farming, etc.

#### MODERNISATION AND CITY'S PERSONALITY

A city belonging to this age should have: (i) efficient transportation and communication system (ii) convention and exhibition centre (iii) shopping arcades and amusement parks and places for comfortable living for the visitors. In providing all these, the city should reflect its personality, its age old traditions and culture and its warmth to the visitors and its inhabitants.



A modern transportation system for a city should be comfortable and visually satisfying with high level of service. Large innovations in urban transportation system have taken place. Transfer of technology would be highly beneficial in this regard. It may not be possible to provide telephone service at the level available elsewhere but in due course the city should be able to provide a communication system of contemporary standards. The underground cabling for telephone lines is of considerable importance in improving the quality of service.

At present, Delhi has got one convention centre, i.e. Vigyan Bhawan which has become a centre of fame for international conferences and it may not be necessary to duplicate the same. Another convention centre at national level should be developed near Asian Games Village. Along with proposed convention centre in south Delhi a site has been earmarked for a contemporary shopping complex. The Exhibition Ground for International Exhibitions, i.e. Pragati Maidan, is very well located.

Delhi is increasingly becoming a focus of the developing world. A new Institute for higher learning in the development planning mainly to deal with the planning and development problems of the developing countries could be started in the city. Such an Institute along with the research and training in the development problems could have specialised departments of newly emerging fields, e.g. Energy, Ecology, Environment, Genetics, Computer Science and others.

It needs to be emphasised that the modernisation of the city is not to be in parts but as a whole, not as limited actions in certain fields but as an attitude to decision making. In the development of all the areas for urban activities i.e. housing, commercial and industrial areas and areas for public facilities, the emphasis should be on long range efficiency, futuristic view point and healthy environment for sustaining a high quality of life.

Delhi has a distinct personality. It is the capital of India. It has imbibed in it the history of centuries, in its parts it has grand vistas of New Delhi and throbbing lanes of Shahjahanabad. In the process of modernisation the city, along with providing an environment of livability, performing functions of state and economic efficacy, must reflect its personality through its form and through its activity in its parts and as a whole.

#### Land Use Plan

Policies enunciated for different sectors are translated into a land use pattern for the Union Territory of Delhi. To control the development, areas have been designated as one of the 37 use zones identified in the Development Code. These 37 use zones have been broadly classified in nine categories of land uses namely Residential, Commercial, Manufacturing, Recreational, Transportation, Utility, Government, Public and Semi-Public and Agriculture and Water Body. The development in these use zones would be carried out in accordance with regulations as laid down in the Development Code.

#### Special area plan

It is not possible to develop the old built up areas and some other areas with peculiar problems as per general use zone regulations given in the Development Code. Such areas with contiguous specific, use areas have been designated as 'Special Area.'

The development within this area shall be carried out as per specific regulations for this area given in the Development Code.

#### Zonal (Divisional) Plan

The Union Territory of Delhi is divided into 15 zones (divisions). The approximate area in each zone (division) is given as under :—

Name of the Zone	Approximate area in hectares
A. Old City	1159
B. City Extension (Karol Bagh)	2304
C. Civil Lines	3959
D. New Delhi	6855
E. Trans-Yamuna	8797
F. South Delhi-I.	11958
G. West Delhi-I.	11865
H. North West Delhi-I	5677
J. South Delhi-II	15178
K. West Delhi-II.	12056
L. West Delhi-III	22979
M. North West Delhi-II	8213
N. North West Delhi-III	15851
O. River Yamuna	6081
P. North Delhi	15707

The Zonal (divisional) plans may further detail out the policies of the plan, as felt necessary and act as link between the layout plan and the Master Plan. These plans shall be published as soon as may be, after the Master Plan for Delhi (as proposed to be modified) is notified and would have the same state as the Master Plan for Delhi. The development schemes/layout plans indicating use premises shall conform to the zonal (divisional) plans.

(2) The title of Chapter II—"Zoning and Sub-Division Regulations"—be substituted by "Development Code" with the following text:

#### Introduction

The purpose of this code is to promote quality of life of people of Delhi by organising the most appropriate development of land in accordance with the Development Policies and Land Use Proposals contained in the Plan.

It is a systematic code to decide the use activity (use) in two levels: (i) conversion of use zone into use premises (layout); and (ii) Permission of use activities in use premises. The code provides differentiation between the use zone and use premises.

#### Enforcement of the Code.

To regulate development in the Union Territory of Delhi within the framework of the Land Use Plan the following should be observed:

#### CLAUSE 1.0

#### TITLE, EXTENT, COMMENCEMENT AND PURPOSE.

1(1) This code may be called the development Code.

1(2) It covers the entire Union Territory of Delhi.

## Clause 2.0

## Definitions

In this code unless the context otherwise requires—

## 2(1) Use Zones means—

An area for any one of the specific dominant uses of the urban functions as provided for in clause 5.0

## 2(2) User Premises means—

One of the many sub-divisions, of a Use Zone, designated at the time of preparation of the layout plan, for a specific main use or activity and includes the use premises described in Schedule I.

## 2(3) Lay out Plan means—

A sub-division Plan indicating configuration and sizes of all use premises.

## Explanation—

Each Use Zone may have one or more than one layout plan depending upon the extensiveness of the area under the specific Use Zone and vice-versa.

2(4) Zonal Development Plan means a plan for one of the zones (Divisions) of the Union Territory of Delhi containing detailed information regarding provision of social infrastructure parks and open spaces and circulation system.

2(5) Land use plan means—the plan indicating all the use Zones, as defined in clause 2(1).

2(6) Special Area means—any area designated as much in the plan.

2(7) Commercial Centre includes a CBD, Distt. Centre, Community Centre, Local shopping and convenience shopping.

## Clause 3.0

## Establishment of use zone and use premises

3(1) The Union Territory of Delhi is divided into 37 use Zones as mentioned in Clause 4.0

3(2) Each Use Zone shall be further sub-divided into required number of Use Premises out of 136 Use Premises described in Schedule-I with or without conditions.

3(3) Each Use premises shall be permitted to have specific uses/use activities out of the prescribed 136 uses/use activities with or without conditions.

3(4) The layout plans already approved by the Authority or any other local authority concerned in accordance with land shall be deemed to have been approved under this code.

3(5) An area in respect of which there is no approved layout plan shall be governed by the provision of the Zonal Development Plan.

3(6) All layout plans and building plans shall be approved by the Authority except the service plans and plans of individual residential and industrial plots which shall be sanctioned by the local authority concerned.

## Clause 4.0

## Use Zones Designated

There shall be 37 use zones classified in 9 categories, namely, Residential, Commercial, Manufacturing, Recreational, Transportation Utility, Government Public and semi-Public and Agriculture and Water Body. 37 Use Zones are as under:

## (a) Residential

4.01 RD Residential area with density  
(Including villages falling under rural zone).

4.02 RF Foreign Mission

## (b) Commercial

4.03 CI Retail Shopping, General Business and Commerce.

4.04 C2 Wholesale, Warehousing, Cold Storage and Oil Depot.

4.05 C3 Hotel

## (c) Manufacturing

4.06 M1 Light and Service Industry  
(Including flatted group Industry)

4.07 M2 Extensive Industry.

## (d) Recreational

4.08 P1 Regional Park

4.09 P2 District Park

4.10 P3 Play Ground, Stadium and Sports Complex.

4.11 P4 Historical Monument.

## (e) Transportation

4.12 T1 Airport

4.13 T2 Rail Terminal

4.14 T3 Rail Circulation

4.15 T4 Bus Terminal and Depot

4.16 T5 Truck Terminal

4.17 T6 Road Circulation

## (f) Utility

4.18 U1 Water

(Treatment plant etc.)

4.19 U2 Sewerage

(Treatment plant etc.)

4.20 U3 Electricity

(Power house, sub-station etc.)

4.21 U4 Solid Waste

(Sanitary land fille etc.)

4.22 U5 Drain

## (g) Government

4.23 G1 President Estate and Parliament House

4.24 G2 Government Office

4.25 G3 Government Land  
(Use undetermined)

## (h) Public and semi-public

4.26 PSI Hospital

4.27 PS2 Education and Research

(including University and specialised educational institutes).

4.28 PS3 Social and Cultural

4.29 PS4 Police Headquarter and Police Lines

4.30 PS5 Fire Station and Headquarter

4.31 PS6 Communication

4.32 PS7 Cremation and Burial

4.33 PS8 Religious

## (i) Agriculture and Water Body

4.34 A1 Plant Nursery

4.35 A2 Green Belt

4.36 A3 Rural Zone

(Villages as residential areas).

4.37 A4 River and Water Body

## Clause 5.0

## Use Premises Designated

There shall be 136 use premises as designated in Schedule I.

There shall be 136 Uses/Use Activities with similar nomenclature as that of Use Premises.

## Clause 6.0

## Location and Boundaries of use Zones

6(1) Any one of the 37 use Zones may be located at one or more than one places as shown on the Land Use Plan.

6(2) The boundaries of various pockets of Use Zones are defined in Land use Plan by features like roads, railway tracks, drains etc. The area of each pocket of different Use Zones is as indicated in the Land Use Plan.

## Clause 7.0

## Location and Boundaries of Use Premises

7(1) The location and boundaries of each use premises shall be taken to be as given in the layout plan with reference to important bench mark like road, drain or other physical features.

7(2) Any change in the location boundaries and predominant use of use premises due to any reason whatsoever and duly approved shall be incorporated in the layout plan.

## Clause 8

## 8(1) Sub-division of use zones into use premises

The objective of these regulations is to guide the preparation of layout plans for residential and industrial use zones. These regulations include norms for provision of facilities, circulation system and land-scaping standards. The service plans corresponding to these layout plans for provision of physical infrastructure like Water Supply, Sewerage Drainage, etc., shall conform to Municipal bye-laws.

The use zone other than residential and industrial shall have integrated plans governed by respective building control regulations.

Explanation : Integrated plan differs from customary layout plan as in the former the regulations are for the total plots and sub-divisions are done for the development purpose.

## (a) RD-Residential Use Zone

The sub-division of residential use zone into use premises and subsequent approval of the layout plans shall be governed by the following norms:—

1. The residential area can have both the plotted and group housing developments. In case of plotted development, the residential plots of two categories may be carved out (i) Single Family Unit (plot size range 32 to 80 sqm) and (ii) Three Family Unit (plot size range 150 to 350 sqm) In case of group housing, the minimum size of the plot shall be 2,000 sqm.

2. The provision of requisite infrastructure shall be governed by the following norms for a residential neighbourhood of 15,000 population. In any residential sub-division plan minimum area reserved for infrastructure shall be @ 11.00 sqm. per person.

S. No.	Use Premises	No. of Units	Unit Area (In ha.)	Total Land Area (In ha)
(a) EDUCATION				
1.	Nursery School	6	0.08	0.40
2.	Primary School	3	0.40	1.20
3.	Senior Secondary School	2	1.60	3.20
(b) HEALTH				
4.	Nursing Home/Dispensary	2	0.10	0.20
(c) SHOPPING				
5.	Local Shopping including Service Centre	1	0.46 (0.10 for S. centre)	0.46
6.	Convenience Shopping	3	0.11	0.33
(d) OTHER COMMUNITY FACILITY				
7.	Milk Booth	3	0.015	0.045
8.	Religious	3	0.04	0.12
9.	Community Room	3	0.066	0.198
10.	Community Hall and Library	1	0.20	0.20
(e) RECREATION				
11.	Tot-lot	..	..	3.00
12.	Park	..	..	4.50
13.	Play Area	..	..	2.25
(f) UTILITY				
14.	Overhead Tank (Where necessary)	..	..	0.25
15.	Electric Sub-Station 1 KV (Where necessary)	2	0.046	0.092
16.	Three Wheeler Scooter & Taxi Stand	1	..	0.05

The park and play area shall be distributed in the following manner.

(i) Tot-lot @ 2.0 sqm. per person.

(ii) Park @ 3 sqm. per person with one of the parks with the minimum size of 1.50 hectare.

(iii) Play area @ 1.50 sqm. per person at one place with the size of 1.50 hectare.

3. The planning of residential neighbourhood regarding circulation system shall be governed by the following norms:—

(i) The residential plots shall generally face an open space including pedestrian movement with a minimum width of 12 Meter(m). The plots may face a vehicular access road with 12m right of way (R/W) where necessary. The circulation net work within the cluster shall be so devised that no residential plot is more than 65 m away from the nearest point of the vehicular access road.

(ii) The residential plots facing the open spaces shall be accessible by 1.5 m wide walk way. To achieve a proper scale and to create a feeling of enclosure, an entry to and exist from the open spaces may be reduced to 6M.

(iii) All other vehicles shall be restricted to specific parking lots along the vehicular access road.

4. The planning of residential neighbourhood regarding land scaping shall be governed by the following norms :—

(i) The open spaces fronting the residential plots shall be suitably land-scaped with tree plantation @ one tree per 100 sqm of open space.

(ii) The vehicular roads in the residential neighbourhood shall have small trees on either side at an interval of 6 m. The parking areas shall have tree plantation @ one tree per two car spaces

(iii) The tree plantation in different levels of parks in the residential neighbourhood shall be @ 125 trees per hectares.

5. The Low Income Group plotted development with less than 50 sqm plots shall be governed by the following norms :

(i) Area under recreation shall be 6.43 hectare.

(ii) The plots shall face an open space including pedestrian movement with a minimum width of 8.0 m.

(iii) The residential plots facing the open space shall be accessible by 1.0 m wide walk way and an entry to and exist from the open space shall be of 4.0m width.

(b) MI-Light and Service Industry use zone :

The sub-division of industrial use zone into use premises and subsequent approval of layout plans for industrial estates shall be governed by the following norms :—

1. The development of industrial area may have plotted development for individual industries. Some part of industrial estate may be used for flatbed group industry. The minimum size of plot for flatbed group industry shall be 2000 sqm. The different categories of plot sizes for plotted development to be provided in the layout plan may be as per the following table :

S. Plot sizes (sqm) No.	Suggestive Distribution of Plots
1. 30 to 50 (for shop industries)	25%
2. 100 & upto 200	45%
3. Above 200 & upto 500	25%
4. Above 500 & upto 1000	5%

2. The provision of requisite facilities in industrial development shall be conforming to the following table for an industrial estate of 20,000 employment size. In an industrial sub-division plan minimum area reserved for provision of facilities shall be @ 2.05 sqm per worker. The employment in industrial estate shall be worked out @ 300 workers per hectare of gross area.

S. Use Premises No.	Area in Hectare
1. Sub-Fire Station	0.6
2. Police Station	1.00
3. Community Centre (To accommodate essential facilities required for industrial estate)	1.00
4. Electric Sub-Station (Where necessary)	0.50
5. Parking area for trucks, tempo, taxi & three wheelers etc.	1.00

3 For water polluting industries the effluent shall be treated at common treatment plant before it is discharged into regular sewers.

4. The planning of industrial estate shall conform to the following guidelines regarding circulation system.

(i) No road within the industrial estate shall be less than 22.00m R/W.

(ii) Service lane may not be necessary.

5. The planning of industrial estate shall conform to the following guidelines regarding land-scaping.

(i) The industrial estate shall have minimum 12 per cent of area for landscaping in the form of parks/buffers.

(ii) On roads within the industrial estates, trees shall be planted on either side at an interval of about 10m. In the parking areas, trees shall be planted @ one tree per two parking spaces.

(iii) The parks and peripheral buffer shall have tree plantation @ 150 trees per hectare.

(c) M2-Extensive Industry use Zone

The sub-division of industrial use zone into use premises and subsequent approval of layout plan for individual industrial estates shall be governed by the following norms.

1. The development of industrial area shall have plotted development for individual industry. Some part of the industrial estate may be used for flatbed group industry. The minimum size of plot for flatbed group industry shall be 2000 sqm. The different categories of plot sizes for plotted development to be provided in the layout plan may be as per the following table.

S. Plot Sizes (sqm) No.	Suggestive Distribution of Plots
1. 400 and upto 1000	80%
2. Above 1000	20%

2. The minimum area reserved for provision of facilities shall be @ 2.55 sqm per worker. The employment in industrial estate shall be worked out @ 160 worker per hectare of gross area. The industrial estate of 20,000 employment size shall have following facilities.

S. Use Premises No.	Area in ha.
1. Sub-Fire Station	0.6
2. Police Station	1.0
3. Community Centre (To accommodate essential facilities required for industrial estate)	1.0
4. E.S.S.* (Where necessary)	1.0
5. Parking area for trucks, tempo, taxi & three wheelers etc.)	1.5

3. For water polluting industries the effluent shall be treated at the common treatment plant before it is discharged into regular sewers.

\*Electric Sub Station

4. The planning of industrial estate shall conform to the following guidelines regarding circulation system.

(i) No road within industrial estate shall be less than 32m R/W.

(ii) Service lane may not be necessary.  
5. The planning of industrial estate shall conform to the following guidelines regarding landscaping.

(i) The industrial estate shall have minimum 8 per cent of area for landscaping in the form of parks|buffer.

(ii) On the roads within the industrial estate trees shall be planted on either side at an interval of about 10m. In the parking area trees shall be planted @ one tree per two parking spaces.

(iii) The parks and peripheral buffer shall have tree plantation @ 150 trees per hectare.

### 3(2) PERMISSION OF USE PREMISES IN USE ZONES

#### (a) Permission of selected use Premises in five important Use Zones

S. No.	Use Premises	Use Zones				
		RD	C1	C2	M1	M2
1	2	3	4	5	6	7
001	Residential Plot—Plotted Housing	P	NP	NP	NP	NP
002	Residential Plot—Group Housing	P	NP	NP	NP	NP
004	Residence-cum-Work Plot	P	NP	NP	NP	NP
007	Hostel					
	(i) Hostel attached to Institutions	NP	P	NP	NP	NP
	(ii) Hostels not attached to Institutions	P	P	NP	P	NP
008	Guest House, Boarding House and Lodging House					
	(i) Government, Public and Private Limited Company Guest House	P	P	NP	NP	NP
	(ii) All others	NP	P	P	P	NP
016	Convenience Shopping	P	NA	NA	NA	NA
017	Local Shopping Centre	P	NA	NA	NA	NA
019	Wholesale Trade	NP	NP	P	NP	NP
020	Storage, Godown and Warehousing					
	(i) Non-inflammable	NP	NP	P	P	P
	(ii) Inflammable					
	(As per regulation regarding explosive materials)	NP	NP	P	P	P
021	Cold Storage and Ice Factory	NP	NP	P	P	P
022	Gas Godown	NP	NP	P	P	P
023	Major Oil Depot and L.P.G. Refilling Plant (As specific use)	NP	NP	P	NP	NP
025	Commercial Office	NP	P	P	NP	NP
028	Cinema	NP	P	P	P	P
035	Service Centre	NP	P	P	NA	NA
036	Industrial Plot—Light and Service Industry	NP	NP	NP	P	P
037	Industrial Plot—Extensive Industry	NP	NP	NP	NP	P
063	Bus Terminal	P	P	P	P	P
064	Bus Depot & Workshop	NP	NP	NP	P	P
072	Hospital (Upto 200 beds)	P	P	NP	NP	NP
073	Health Centre (Upto 30 beds)	P	P	NP	NP	NP
074	Nursing Home	P	P	NP	NP	NP
081	Primary School	P	NP	NP	NP	NP
082	Secondary School	P	NP	NP	NP	NP
083	Senior Secondary School	P	NP	NP	NP	NP

1	2	3	4	5	6	7
084	Integrated School	P	NP	NP	NP	NP
085	Integrated Residential School	P	NP	NP	NP	NP
086	College	P	NP	NP	NP	NP
088	Social Welfare Centre					
	(i) With Auditorium	NP	P	NP	NP	NP
	(ii) Without Auditorium	P	P	NP	NP	NP
099	Auditorium	NP	P	NP	P	NP
107	Religious Premises	P	NP	NP	NP	NP

## (a) Permission of Secondary Use Premises in five important Use Zones

S. No.	Use Premises	Use Zones				
		RD	C1	C2	M1	M2
003	Residential Flat.					
	(i) As part of Group Housing	P	NP	NP	NP	NP
	(ii) On first floor and above	NA	P	NP	NP	NP
005	Residential Premises—Special Area	NA	NA	NA	NA	NA
006	Foreign Mission	P	NP	NP	NP	NP
007	Dharamshala	P	P	NP	NP	NP
010	Baratghar	P	P	NP	NP	NP
011	Night Shelter	P	P	P	P	P
018	Weekly Market					
	(i) Existing locations if not obstructing traffic circulation till such time these areas are utilised for designated use	P	P	P	P	P
	(ii) Parking and other open spaces within commercial centres to be used for weekly markets during non-working hours only	NP	P	NP	NP	NP
024	Junk Yard	NP	NP	P	P	P
027	Motor Garage & Workshop	NP	P	P	P	P
034	Flatted Group Industry	NP	P	P	P	P
039	Industrial Plot—Industry Specific Type	NP	NP	NP	P	NP
058	Railway Freight Godown	NP	NP	P	P	P
077	Clinical Laboratory	P	P	NP	NP	NP
078	Voluntary Health Service	P	P	NP	NP	NP
080	Nursery and Kindergarten School	P	P	NP	NP	NP
087	Vocational Training Institute	P	P	P	P	NP
089	Research and Development Centre	P	P	P	P	P
090	Library	P	P	NP	NP	NP
091	Technical Training Centre	P	P	NP	P	NP
093	Music, Dance and Drama Training Centre	P	P	NP	NP	NP
095	Motor Driving Training Centre	NP	P	NP	NP	NP
096	Children Traffic Park	P	P	NP	NP	NP
097	Museum	P	P	NP	P	NP
098	Exhibition Centre and Art Gallery	P	P	NP	P	NP
100	Open Air Theatre	P	P	NP	NP	NP
101	Community Hall	P	P	NP	NP	NP
103	Cultural and Information Centre	P	P	NP	NP	NP
104	Social and Cultural Institute	P	NP	NP	NP	NP
106	Orphanage	P	NP	NP	NP	NP
108	Yoga Centre, Meditation, Spiritual and Religious Discourse Centre	P	NP	NP	NP	NP
130	Plant nursery	P	P	NP	NP	NP

P : Permitted, NP : Not Permitted, NA : Not Applicable

(a) (ii) Use Premises which are permitted in all the five important Use Zones (RD, C1, C2, M1 & M2).

Retail, Repair and Personnel Service Shop (in commercial centres only), Vending Booth, Bank, Petrol Pump, Restaurant (In Commercial Centres only), Hotel (In Commercial Centres only), and in other residential areas where building plans have been approved for a hotel building as per the sanctioned coverage and F.A.R.

Park, Play Ground, Indoor Games Hall, Swimming Pool, Recreational Club.

Cargo Booking Office (In Commercial Centres only), Railway Booking Office (In Commercial centres only), Road Transport Booking Office (In Commercial Centres only), Parking, Taxi & Three Wheeler Stand, Public Utility Premises.

Central Government Office (In Commercial Centres only), Local Government Office (In Commercial Centres only), Public Undertaking Office (In Commercial Centres only).

Dispensary, clinic (In Commercial Centres only), Creche and Day Care Centre, Commercial and Secretarial Training Centre (In commercial centres only), Police Post, Police Station, Fire Post, Fire Station, Post Office, Post & Telegraph Office and Telephone Exchange.

(a) (iii) Use Premises which are not permitted in all the five important Use Zones (RD, C1, C2, M1 & M2):

Motel, Drive-in-Cinema

Industrial Premises-Extractive Industry.

Outdoor Games Stadium, Indoor Games Stadium, Shooting Range, Zoological Garden, Bird Sanctuary, Botanical Garden, Specialised Park/Ground, Planetarium, Picnic Hut/Camping Site.

Flying Club

International Conference Centre, Courts, Government Land (Use undetermined).

Sports Training Centre, Fair Ground, Reformatory, District Battalion Office, Civil Defence and Home Guard, Forensic Science Laboratory, Jail, General/Head Post Office, Radio and Television Station, Transmission Tower, Satellite and Tele-communication Centre, Observatory and Weather Office, Burial Ground, Cremation Ground, Cemetery, Electric Crematorium.

Orchard, Forest, Dairy Farm, Poultry Farm, Piggery, Farm House, and Rural Centre.

(b) Permission of Use Premises in the remaining Use Zones.

RD Foreign Mission

Foreign Mission, Residential Plots, Group Housing (For the use of mission employees only), Guest House, Local Shopping, Bank, Recreational Club, Health Centre, Integrated Residential School, Cultural and Information Centre, Police Post, Fire Post and Post & Telegraph Office.

P1 Regional Park

Regional Park, Residential Flat (For watch & ward), Picnic Hut, Park, Shooting Range, Zoological Garden, Bird sanctuary, Botanical Garden, Local Government Office (Maintenance), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and forest.

Any structure in this use zone shall be of temporary nature.

P2 District Park

District, Park, Residential Flat (For watch & ward and maintenance staff), Play Ground, Swimming Pool, Recreational Club, Children Traffic Park, Specialised Park/Ground, National Memorial, Bird Sanctuary, National Garden and Zoological Garden.

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P3 Play Ground, Stadium and Sports Complex

Play Ground, Outdoor Stadium, Indoor Games Stadium, Indoor Games Hall, Swimming Pool, Recreational Club, Residential Flat (For watch & ward and maintenance staff), Boarding & Lodging House, Restaurant, Bank, Local Government Office (Maintenance), Library, Sports Training Centre, Auditorium, Police Post, Fire Post, Post & Telegraph Office and Health Centre (For players and concerned officials).

T5 Truck Terminal

Truck Terminal, Motor Garage, and workshop, Retail and Repair Shop, Night Shelter, Boarding House, Bank, Restaurant, Road Transport Booking Office.

C2 Government Office

Central Government Office, Local Government Office, Public Undertaking Office, International Conference Hall, Courts, Government Land (Use undetermined), Commercial Office (In commercial centres only), Retail and Repair Shop, Bank, Restaurant, Watch & Ward, Vending Booth, Indoor Games Hall, Dispensary, Library, Museum, Cultural and Information Centre, Social and Cultural Institute Auditorium, Police Post, Fire Post and Post & Telegraph Office.

PS1 Hospital

Hospital, Health Centre (Including family welfare centre), Nursing Home, Dispensary, Clinic, Clinical Laboratory, Voluntary Health Service, Residential Flat and Residential Plot-Group Housing (For staff and employees), Hostel (For students of medical college and staff), Dharamshala, Night Shelter, Retail and Repair Shop (In commercial centres only), Bank, Restaurant, Indoor Games Hall, Recreational Club, Swimming Pool, Library, College (Medical profession and like), Forensic Science Laboratory, Police Post, Fire Post and Post & Telegraph Office.

PS2 Education & Research

University and Specialised Educational Institute, College, Nursery and Kindergarten School, Integrated Residential School, Creche and Day Care Centre, Research and Development Centre, Library, Social Welfare Centre, Auditorium, Open Air Theatre, Health Centre, Play ground, Outdoor Stadium, Indoor Games Stadium, Indoor Games Hall, Shooting Range, Swimming Pool, Recreational Club, Botanical Garden, Planetarium, Zoological Garden and Aquarium, Residential Plot-Group Housing (For staff and employees), Hostel (For Students), Guest House, Convenience Shopping, Bank, Museum, Fire Post, Police Post and Post & Telegraph Office.

PS3 Social and Cultural

Social and Cultural Institute, International Conference Hall, Museum, Exhibition Centre, Art Gallery, Auditorium, Open Air Theatre, Community Hall, Cultural and Information Centre, Residential Flat (Watch & Ward staff only), Hostel, Indoor Games Hall, Recreational Club, Planetarium, Library, Police Station, Fire Station and Post & Telegraph Office.

PS4 Police Headquarter and Police Lines

Police Headquarter, Police Post, Police Station, District Battalion Office, Civil Defence and Home Guard, Forensic Science Laboratory, Jail, Fire Post, Residential Plot-Plotted & Group Housing, Hostel (Staff and employees), Guest House, Bank, Convenience Shopping, Motor Garage and Workshop, Restaurant, Play Ground, Indoor Games Stadium, Indoor Games Hall, Shooting Range, Swimming Pool, Recreational Club, Hospital, Health Centre, Dispensary, Voluntary Health Service (Like red cross), Nursery and Kindergarten School, Integrated Residential School, Library, Fire Post and Post & Telegraph Office.

PS5 Fire Station and Headquarter

Fire Station, Fire Post, Residential Flat (For staff employees), Hostel (For staff), Guest House, Convenience Shopping, Bank, Motor Garage and Workshop, Restaurant, Play Ground, Indoor Games Hall, Swimming Pool, Recreational Club, Health Centre, Primary School, Library and Post & Telegraph Office.

**PS6 Communication :**

Satellite and Tele-communication Centre, Transmission Tower, Wireless Station, Telephone Exchange, Radio and Television Station, Observatory and Weather Office, Fire Post, Residential Flat (For watch & ward).

**A1 Plant Nursery :**

Plant Nursery, Residential Flat (For watch & ward and maintenance).

**A3 Rural Zone :**

Rural Centre, Orchard, Plant Nursery, Forest, Extractive Industry.

(b) (i) The permission of use premises in following use zones shall be governed by the specific function of the use zone.

C3-Hotel, P4-Historical Monument, T1-Airport, T2-Rail Terminal, T3-Rail Circulation, T4-Bus Terminal & Depot, T6-Road Circulation, U1-Water, U2-Sewerage, U3-Electricity, U4-Solid Waste, U5-Drain, G1-President Estate & Parliament House, G3-Government Land (Use undetermined), PS7-Cremation and Burial Ground, PS8-Religious, A2-Green Belt and A4-River & Water Body.

(b) (ii) Park, Parking, Taxi & Three Wheeler Stand and Public Utility Premises are permitted in all use zones.

B(3) Uses/use activities permitted in use premises :

**Residential Plot (001) :****Group I :**

This covers plotted residential areas developed after 1962 and also plotted residential areas where commercial intrusion is negligible (A list of these areas is given in Annexure II). The differential rate of conversion charges for both in terms of residential development type and use permitted shall be determined by the Authority.

Residence, Professional Consultancy Office of Lawyers, Architects & Engineers, Chartered Accountants and Doctors other professionals with following conditions :

(i) The area under the establishment shall not exceed 30 sqm or 25% of the plinth area whichever is less.

(ii) The establishment shall be run only by the resident of the dwelling unit.

**Group II :**

This group covers the 'Rehabilitation' plotted residential areas and other plotted residential areas with commercial penetration, resettlement residential areas and urban villages (The list of these areas is given at Annexure II). The differential rate of conversion charges for both in terms of residential development type and use permitted shall be determined by the Authority.

Residence, Retail, Repair, Personnel Service Shop with following conditions :

(i) The establishment shall be permitted only on ground floor and shall be run by the resident of the dwelling unit.

(ii) The area under the establishment shall not exceed 15 sqm or 25% of the ground floor covered area whichever is less.

Household Industry (List given at Annexure II) with the following conditions :

(i) The establishment shall be permitted only on the ground floor and shall be run by the resident of the dwelling unit.

(ii) The area under the establishment shall not exceed 30 sqm or 25% of the plinth area, whichever is less.

Creche and Day Care Centre, Nursery and Kindergarten School, Music, Dance and Drama Training Centre, Tailoring Embroidery & Knitting Training Centre with the following conditions :

(i) The establishment shall be permitted only on ground floor and shall be run by the resident of dwelling unit.

(ii) The area under the establishment shall not exceed 30 sqm or 25% of the ground floor covered area whichever is less.

Professional Consultancy Office : Same given in Group I. Group III :

Unauthorised Regularised Residential Areas (Unauthorised Regularised Colonies).

The uses other than residential shall be permitted by the Authority on the basis of detailed studies of different areas under this group.

The differential rate of conversion charges for both in terms of residential development type and use permitted shall be determined by the Authority.

**Residential Plot-Group Housing (002) :**

Residential Flat, Retail Shop of Confectionary, Grocery & General Merchandise; Books and Stationery; Chemist; Barber; Launderer; Tailor; Vegetable (On ground floor with an area upto 15 sqm each).

Creche and Day Care Centre.

On ground floor with an area upto 50 sqm.

**Residential Flat (003) :**

Residence, Professional Consultancy Office (As given in Group I of Residential Plot).

Retail, Repair & Personnel Service Shop (012 to 014).

Retail Shop; Repair Shop; Personnel Service Shop.

**Wholesale Trade (019) :**

Wholesale Shop; Godown & Storage; Commercial Office (On first & above floor restricted to 25% of the total floor area).

**Commercial Office (025) :**

Commercial Office; Retail & Personnel Service Shop; Restaurant; Bank, Post & Telegraph Office.

**Industrial Plot-Light and Service Industry (036) :**

Light & Service Industry as per the list at Annexure III; Administrative Office, Sales Outlet.

**Residence-cum-work Plot (004) :**

Residence. Ground floor area may be used as workspace for Retail Shop; Household Industry and Personnel Service Shop.

**Residential Premises—Special Area (005) :**

As per special Area Regulations.

**Foreign Mission (006) :**

Foreign Mission and related facilities.

Hostel, Guest House, Boarding House and Lodging House. (007 & 008) :

Hostel, Guest House, Boarding House and Lodging House; Watch & Ward Residence (20 sqm); Personnel Service Shops of Barber, Launderer; Soft Drink & Snack Stall (15 sqm.).

**Dharamshala (009) :**

Dharamshala; Personnel Service Shops of Barber & Launderer; Soft Drink & Snack Bar (upto 15 sqm).

**Baratghar (010) :**

Baratghar; Soft Drink & Snack Bar (upto 15 sqm).

**Night Shelter (011) :**

Night Shelter.



## Vending Booth (015) :

Vending Booth.

## Convenience Shopping (016) :

Retail, Repair and Personnel Service Shop; Restaurant; Clinic.

## Local Shopping (017) :

Retail, Repair and Personnel Service Shop; Commercial Office; Industry as per the Annexure III; Clinical Laboratory; Clinic &amp; Poly Clinic; Restaurant; Soft Drink &amp; Snack Stall; Post Office and Bank Extension Counter.

## Weekly Market (018) :

Weekly Market; Informal Retail Trade; Soft Drink &amp; Snack Stall (All structures will be either temporary or mobile, only for one day in a week).

## Storage, Godown &amp; Warehousing (020) :

Storage, Godown &amp; Warehousing, Watch &amp; Ward Residence (Upto 20 sqm.), Wholesale Outlet, Administrative &amp; Sales Office.

## Cold Storage (021) :

Cold Storage, Watch &amp; Ward Residence (Upto 20 sqm), Administrative Office.

## Gas Godown (022) :

Gas Godown, Watch &amp; Ward Residence (Upto 20 sqm), Care Taker Office.

## Oil Depot (023) :

Oil &amp; Gas Depot, Residential Flat (Watch &amp; Ward and maintenance staff only); Administrative Office.

## Junk Yard (024) :

Junk Yard, Watch &amp; Ward Residence, Sales Office.

## Bank (026) :

Bank, Watch &amp; Ward Residence (Upto 20 sqm), Commercial Office, Canteen.

## Motor Garage and Workshop (027) :

Motor Garage and Workshop, Retail Shop (Spare parts), Soft Drink &amp; Snack Stall.

## Cinema (028) :

Cinema, Watch &amp; Ward Residence (20 sqm), Administrative Office, Soft Drink &amp; Snack Stall, Retail Shop &amp; Commercial Office (Upto 20% of the total floor area).

## Drive-in-Cinema (029) :

Drive-in-cinema, Watch &amp; Ward Residence (20 sqm), Administrative Office, Restaurant, Soft Drink &amp; Snack Stall.

## Petrol Pump (030) :

Petrol Pump, Soft Drink &amp; Snack Stall, Automobile Repair Shop.

## Restaurant (031) :

Restaurant.

## Hotel (032) :

Hotel, Retail &amp; Personnel Service Shop and Commercial Office restricted to 5% of total floor area.

## Motel (033) :

Motel.

## Flatted Group Industry (034) :

Industries as given in classes A, B, C, D and E of Annexure III shall be permitted, provided such industries do not have excessive,

(i) Vibrations, or

(ii) Solid or liquid waste; or

(iii) Movement of raw material/finished products. Watch &amp; Ward Residence (Upto 20 sqm).

## Service Centre (035) :

Retail, Repair &amp; Personnel Service Shop, Industry allowed in service Centre as per annexure III, Gas Godown, Commercial Office.

## Extensive Industry Plot (037) :

Extensive Industry as per the list in Annexure III, Administrative Office, Sales Outlet, Residential Flat (For maintenance staff), Watch &amp; Ward Residence (Upto 20 sqm).

## Industrial Premises—Extractive Industry (038) :

Extractive Industry.

## Industrial Plot—Industry Specific Type (039) :

Industry Specific Type, Administrative Office, Sales Outlet.

## Park (040) :

Park, Soft Drink &amp; Snack Stall (On the park with &amp; above 1.0 hectare area).

## Play Ground (041) :

Play Ground.

## Outdoor Stadium, Indoor Games Stadium and Shooting Range (042, 043 &amp; 044) :

Stadium, Local Government Office (Maintenance), Watch &amp; Ward Residence (upto 20 sqm), Residential Flat (For maintenance staff), Retail Shop, Restaurant.

## Indoor Games Hall (045) :

Indoor Games Hall, Soft Drink &amp; Snack Stall.

## Swimming Pool (046) :

Swimming Pool, Watch &amp; Ward and Maintenance Staff Residence, Restaurant.

## Recreational Club (047) :

Recreational Club, Watch &amp; Ward Residence (Upto 20 sqm), Residential Flat (For maintenance staff), Swimming Pool, Indoor and Outdoor Games Facilities.

## Historical Monument (048) :

Historical Monuments.

## National Memorial (049) :

Tomb, Samadhi and other Memorial, Watch &amp; Ward Residence (Upto 20 sqm), Soft Drink &amp; Snack Stall, Book and Picture Card Shop.

## Zoological Garden, Bird Sanctuary and Botanical Garden (050, 051 &amp; 052) :

Zoological and Botanical Garden, Bird Sanctuary, Watch &amp; Ward Residence (Upto 20 sqm), Residential Flat (For maintenance staff), Retail Shop, Restaurant.

## Specialised Park/ground (053) :

Public Meeting Ground, Public Address Podium, Soft Drink &amp; Snack Stall.

## Planetarium (054) :

Planetarium, Watch &amp; Ward Residence (Upto 20 sqm), Cafeteria.

## Picnic Hut (055) :

Picnic Hut.

## Flying Club (056) :

Flying Club and all provided in 047.

## Cargo and Booking Office (057) :

Cargo and Booking Office, Watch &amp; Ward Residence (Upto 20 sqm).

## Railway Freight Godown (058) :

- Railway Freight Godown, Care Taker Office, Watch & Ward Residence (Upto 20 sqm).
- Railway Booking Office and Road Transport Booking Office (059 & 060) :
- Railway and Road Transport Booking Office, Storage.
- Parking (061) :
- Parking.
- Taxi & Three Wheeler Stand (062) :
- Taxi & Three Wheeler Stand.
- Bus Terminal (063) :
- Bus terminal, Soft Drink & Snack Stall, Administrative Office, Other Offices.
- Bus Depot (064) :
- Bus Depot, Workshop, Watch & Ward Residence (Upto 20 sqm), Soft Drink & Snack Stall, Administrative Office.
- Public Utility Premises (065) :
- Overhead Tank, Underground Tank, Oxidation Pond, Septic Tank, Sewerage Pumping Station, Public Toilet & Urinal, Electric Sub-Station, Dhalla and Dustbin, Dhobi Ghat.
- Central Government Office, Local Government Office & Public Undertaking Office (066, 067 & 068).
- Central Government, Local Government & Public Undertaking Office, Watch & Ward Residence (Upto 20 sqm), Retail Shop of Chemist, Book and Stationery, Consumer Store (Upto 15 sqm each on ground floor), Canteen, Bank Extension Counter, Post Office Extension Counter.
- International Conference Centre (069) :
- International Conference Centre, Watch & Ward Residence (Upto 20 sqm), Residential Flat (For maintenance staff), Restaurant, Bank, Post & Telegraph Office, Library, Exhibition Centre.
- Courts (070) :
- Courts, Watch & Ward Residence (upto 20 sqm), Canteen, Retail Shop of Chemist and Stationery (Upto 15 sqm each), Library, Administrative Office, Bank, Post & Telegraph Office, Police Post, Lawyer's Chamber.
- Government Land (071) :
- (Use undetermined)
- Use undetermined.
- Hospital (072) :
- Hospital, Residential Flat (Employees and service personnel) Institutional Hostel, Medical College, Retail Shops.
- (Confectionery, grocery & general merchandise, books and stationery, chemist, barber, launderer, vegetable).
- Health Centre and Nursing Home (073 & 074) :
- Health Centre, Nursing Home, Watch & Ward Residence (Upto 20 sqm each), Chemist Shop (Upto 15 sqm each).
- Dispensary (075) :
- Dispensary, Soft Drink & Snack Stall.
- Clinic (076) :
- Clinic.
- Clinical Laboratory (077) :
- Clinical Laboratory, Soft Drink & Snack Stall.
- Voluntary Health Service (078) :
- Voluntary Health Service, Watch & Ward Residence (Upto 20 sqm), Administrative Office, Dispensary, Canteen.
- Creche and Day Care Centre (079) :
- Creche and Day Care Centre, Watch & Ward Residence (Upto 20 sqm).
- Nursery and Kindergarten School (080) :
- Nursery and Kindergarten School, Watch & Ward Residence (Upto 20 sqm).
- Primary School (081) :
- Primary School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery Shop (Upto 15 sqm), Soft Drink and Snack Stall.
- Secondary, Senior Secondary and Integrated School (082, 083 & 084) :
- Secondary, Senior Secondary and Integrated School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery and Chemist Shop (Upto 15 sqm), Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
- Integrated Residential School and College (Including professional college) (085 & 086) :
- School and College, Residential Flat (For maintenance staff), Institutional Hostel, Retail Shops of area 15 sqm each (Confectionery, grocery & general merchandise, books & stationery, Chemist, barber, launderer, vegetable), Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Play Ground, Post Office Counter Facility.
- Vocational Training Institute (087) :
- Vocational Training Centre, Watch & Ward Residence (Upto 20 sqm), Hostel (Only in case of Government Centres), Books & Stationery Shop (Upto 15 sqm), Canteen, Library.
- Social Welfare Centre (088) :
- Social Welfare Centre, Watch & Ward Residence (Upto 20 sqm), Canteen, Exhibition-cum-Sale Counter.
- Research and Development Centre (089) :
- Research and Development Centre, Watch & Ward Residence (Upto 20 sqm), Residential Flat (For maintenance staff), Hostel, Canteen, Bank Extension Counter, Library, Post Office Counter Facility.
- Library (090) :
- Library, Watch & Ward Residence (Upto 20 sqm), Canteen, Exhibition and Art Gallery, Auditorium.
- Technical Training Centre (091) :
- Technical Training Centre, Residential Flat (For maintenance staff), Books & Stationery and Chemist Shops (Upto 15 sqm each), Canteen, Bank Extension Counter, Auditorium, Post Office Counter Facility.
- Commercial and Secretarial Training Centre (092) :
- Commercial and Secretarial Training Centre, Watch & Ward Residence (Upto 20 sqm), Canteen.
- Music, Dance and Drama Training Centre (093) :
- Music, Dance and Drama Training Centre, Watch & Ward Residence (Upto 20 sqm), Canteen, Auditorium.
- Sports Training Centre (094) :
- Sports Training Centre, Residential Flat (For maintenance staff), Retail Shops.
- (Confectionery, grocery & general merchandise), Hostel, Bank, Post Office, Canteen, Indoor and Outdoor Stadium, Swimming Pool, Play Ground.
- Motor Diving Training Centre (095) :
- Motor Diving Training Centre, Watch & Ward Residence (Upto 20 sqm), Soft Drink & Snack Stall.
- Children Traffic Park (096) :
- Children Traffic Park, Watch & Ward Residence (Upto 20 sqm), Soft Drink & Snack Stall, Museum, Auditorium.
- Museum, Exhibition Centre and Art Gallery, Auditorium and Open Air Theatre (097, 098, 099 & 100) :
- Museum, Exhibition Centre and Art Gallery, Auditorium and Open Air Theatre, Watch & Ward Residence (Upto 20 sqm), Canteen.
- Community Hall (101) :
- Community Hall, Watch & Ward Residence (Upto 20 sqm), Soft Drink & Snack Stall.
- Fair Ground (102) :

Fair Ground, Residential Flat (For maintenance staff), Exhibition Centre (Temporary in nature), Restaurant, Soft Drink & Snack Stall, Police Post, Fire Post, Bank Extension Counter Facility, Post Office Counter Facility.

#### Cultural and Information Centre (103) :

Cultural and Information Centre, Watch & Ward Residence (Upto 20 sqm), Hostel, Canteen, Bank Extension Counter Facility, Auditorium (Upto 500 seating capacity), Library, Exhibition and Art Gallery.

#### Social and Cultural Institute (104) :

Social and Cultural Institute, Watch & Ward Residence (Upto 20 sqm), Soft Drink & Snack Stall, Restaurant, Canteen, Bank Extension Counter Facility, Auditorium, Library, Music, Dance and Drama Training Centre, Museum, Exhibition Centre and Art Gallery.

#### Reformatory and Orphanage (105 & 106) :

Reformatory and Orphanage, Residential Flat (For maintenance staff), Hostel, Personnel Service Shop (Upto 15 sqm).

#### Religious Premises/Building (107) :

(i) Temple, (ii) Mosque, (iii) Church, (iv) Gurudwara, (v) Synagogue, (vi) Ashram, (vii) Bathing Ghat, (viii) Gaushala (ix) Dargah & (x) Charitable Dispensary & Library.

#### Yoga Centre, Meditation, Spiritual and Religious Discourse Centre (108) :

Yoga Centre, Meditation, Spiritual and Religious Discourse Centre, Watch & Ward Residence (Upto 20 sqm) Hostel, Soft Drink & Snack Stall.

#### Police Post (109) :

Police Post.

#### Police Station (110) :

Police Station, Residential Flat (For maintenance staff).

#### District Police Office and Civil Defence & Home Guard (111 & 112) :

District Police Office and Civil Defence & Home Guard, Residential Flat (For maintenance staff), Hostel, Play Ground.

#### Forensic Science Laboratory (113) :

Forensic Science Laboratory.

#### Jail (114) :

Jail.

#### Fire Post (115) :

Fire Post.

#### Fire Station (116) :

Fire Station, Residential Flat (For maintenance staff), Hostel (For employees), Service Workshop.

#### Post Office, Post & Telegraph Office and General Post Office (117, 118 & 119) :

Post Office, Post & Telegraph Office and General Post Office, Watch & Ward Residence (Upto 20 sqm), Canteen.

#### Telephone Exchange (120) :

Telephone Exchange, Watch & Ward Residence (Upto 20 sqm), Canteen.

#### Radio and Television Station (121) :

Radio and Television Station, Watch & Ward Residence (Upto 20 sqm), Hostel, Canteen, Library.

#### Transmission Tower (122) :

Transmission Tower, Watch & Ward Residence (Upto 20 sqm).

#### Satellite and Tele-Communication Centre and Observatory & Weather Office (123 & 124) :

Satellite and Tele-Communication Centre and Observatory & Weather Office, Residential Flat (For maintenance staff), Canteen, Research Laboratory.

#### Burial Ground, Cremation Ground, Cemetery and Electric Crematorium (125, 126, 127 & 128) :

Burial Ground, Cremation Ground, Cemetery and Electric Crematorium, Retail Shops of Wood, Flowers and related materials, Watch & Ward Residence (Upto 20 sqm).

#### Orchard (129) :

Orchard, Watch & Ward and Maintenance Staff Residence (Upto 20 sqm).

All structures shall be temporary in nature.

#### Nursery (130) :

Nursery, Watch & Ward Residence (Upto 20 sqm).

All structures shall be temporary in nature.

#### Forest (131) :

Forest.

#### Dairy Farm (132) :

Dairy Farm, Watch & Ward Residence (Upto 20 sqm).

All structures shall be temporary in nature.

#### Poultry Farm (133) :

Poultry Farm, Watch & Ward Residence (Upto 20 sqm).

All structures shall be temporary in nature.

#### Piggery (134) :

Piggery Shed, Watch & Ward Residence (Upto 20 sqm).

All structures shall be temporary in nature.

#### Farm House (135) :

Farm House, Watch & Ward Residence (Upto 20 sqm).

All structures shall be temporary in nature.

#### Rural Centre (136) :

Rural Centre, Retail Shop, Repair Shop, Personnel Service Shop, Weekly Market, Bank, Commercial Office, Cinema, Restaurant, Local Government Office, Dispensary, Clinic, Clinical Laboratory, Hospital, Senior Secondary School, Library, Community Hall, Police Post, Fire Post, Post Office.

#### Notes :

(i) Park, Parking, Public Conveniences, Public Utility are permitted in all premises wherever needed.

(ii) In the case of Clubbing of Premises, respective uses are allowed.

(iii) In case of higher order use premises permitted, the lower order use premises in the same category are permitted e.g. if police station is permitted, the police post can also come in its place.

(iv) A structure which can be shifted from one place to another or removed as the case may be shall be considered as temporary structure.

#### 8(4) Control for Building/Buildings within use premises :

The objective of these regulations is to provide control for building/buildings within use premises. The volume of building is determined by ground coverage, floor area ratio and maximum height permitted. The other controls have been laid out for provisions like basement, setbacks, parking standards and other aspects relevant for building permission excluding the internal arrangement which is covered and controlled by building bye-laws in force. These regulations have been framed for important use premises of residential, commercial, manufacturing, government and public & semi-public uses. The remaining use premises shall be examined by the Authority on the basis of actual requirements and other relevant norms in a specific case.

The development around 'Historical' Monuments and Buildings shall be carried out in such a manner so as to enhance their significance.

The Regulations as given in Annexure IV shall apply to residential plots in existing development.

Parking standards have been recommended for certain premises. Wherever these are not provided the same shall be prescribed by the Authority depending upon the merits and requirements of an individual case.

Wherever the building regulations are given as per different categories of plots, the area to be covered and floor area need in no case be less than the permissible covered area and floor area, respectively, for the largest size of plot in the lower category.

Basement provision has been indicated wherever permitted with or without conditions. The mezzanine floor where provided shall be considered as a part of the total F.A.R. Maximum height of building would be taken from central line of the access road to top of the parapet. Structures like mummy, water storage tank, etc., shall be so planned as to have setback from the parapet. The provision of setback for different size of plots for all categories of use premises shall be as per the following table:

S. No.	Plot Size (In sqm)	Setbacks			
		Front	Rear	Side(1)	Side(2)
1.	Upto 60	0	0	0	0
2.	Above 60 & upto 150	3	0	0	0
3.	Above 150 & upto 300	3	3	0	0
4.	Above 300 & upto 500	3	3	3	0
5.	Above 500 & upto 1000	6	3	3	3
6.	Above 1000 & upto 2000	9	3	3	3
7.	Above 2000 & upto 4000	9	6	6	6
8.	Above 4000 & upto 10,000	15	6	6	6
9.	Above 10,000	15	9	9	9

(i) In case the permissible coverage is not achieved with setbacks shall be 2m×2m at corner adjacent to open the setbacks of the preceding category may be followed.

(ii) In single family (1.3 units) residential plots, rear setbacks shall be 2m×2m at corner adjacent to open courts of plots in rear and sides.

#### Residential Plot—Plotted Housing (001)

	(a) For Single Family Unit (1.3 unit)	(b) For Family A	Three Unit B
Minimum Plot Size (sqm)	32	150	above 250
Maximum Plot Size (sqm)	80	250	350
Standard Plot Size (sqm)	72	180	—
Ground Coverage (%)	60	60	50
Floor Area Ratio	150	150	125
Maximum Height (m)	11	11	11

#### Other Controls :

(a) For Single Family Units :  
(1.33 unit) :

(i) One of the rear corners shall be open court of 2m×2m next to the open court of adjacent Plot. This condition shall be indicated in layout plan.

(ii) Plot from width to depth ratio shall be 1 : 2 to 3.

(iii) One regular kitchen and one kitchenette shall be permitted.

(iv) 10 per cent of the open space to be left unpaved for greenery with at least one small tree to be planted within the plot.

(b) For Three Family Unit :

(i) Plot front width to depth ratio shall be in the range of 1 : 2 to 3.

(ii) Three regular kitchens shall be permitted.

(iii) 10 per cent of the open space to be left unpaved for greenery with at least one small tree to be planted within the plot.

(c) For purposes of density calculations, the dwelling unit should be considered to accommodate 4.8 persons.

#### Residential Plot-Group Housing (002)

	(a) For plots 2000 to 4000 (sqm)	(b) For plots above 4000 (sqm)
1. Ground Coverage	33.33%	30%
2. Floor Area Ratio	100	150
3. Maximum Height	11m	26m

#### Other Controls :

(a) For plots 2000 to 4000 sqm

(i) Maximum number of storeys allowed—Three.

(ii) Density permissible shall be 120 DUs per hectare.

(iii) For land-scapping purpose 100 trees per hectare shall be planted and 40 per cent of open space shall be covered by greenery.

(iv) Parking shall be provided @ 0.28 car spaces per dwelling unit for dwelling units upto 50 sqm of floor area @ 0.55 car spaces per dwelling unit for dwelling units above 50 sqm & upto 90 sqm of floor area and @ 1.15 car spaces per dwelling unit for the dwelling units above 90 sqm of floor area.

The area under covered garages, if provided, shall be deducted from the total parking requirements.

(b) For plots above 4000 sqm

(i) Maximum number of storeys allowed—Eight.

(ii) Density permissible shall be 120 DUs per hectare.

(iii) For the purpose of land-scapping 100 trees per hectare shall be planted and 40 per cent of the open space shall be covered by greenery.

(iv) Minimum street width in front—16m.

(v) Parking shall be provided @ 0.28 car spaces per dwelling unit for dwelling units upto 50 sqm of floor area, @ 0.55 car spaces per dwelling unit for dwelling units above 50 sqm & upto 90 sqm of floor area and @ 1.15 car spaces per dwelling unit for the dwelling units above 90 sqm of floor area.

The area under covered garages, if provided, shall be deducted from the total parking requirements.

(c) In case of bungalow area New Delhi and Civil Lines, separate regulations for redensification to be worked out, retaining the existing character.

#### FOREIGN MISSION

(006)

Ground Coverage	25%
Floor Area Ratio	75
Maximum Height	14m

## Other Controls :

(i) Basement below ground floor and to the maximum extent of ground coverage shall be allowed & if used for parking & services shall be excluded from F.A.R.

## HOSTEL

(007)

Minimum Plot Size	2000 sqm
Ground Coverage	33.33 %
Floor Area Ratio	100
Maximum Height	26m

## Other Controls :

(i) Maximum number of storeys allowed—Eight

(ii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed for the purpose of parking & services only and shall not be counted in F.A.R.

(iii) Minimum ROW in front—22m.

(iv) Trees shall be planted at the rate of 125 trees per hectare & 50 per cent of the permissible open space shall be covered by greenery.

## GUEST HOUSE, BOARDING HOUSE &amp; LODGING HOUSE (008)

Minimum Plot Size	500 sqm
Ground Coverage	33.33 %
Floor Area Ratio	100
Maximum Height	14m

## Other Controls :

(i) Maximum number of storeys allowed—Four

(ii) Minimum R/W in front—22 m

(iii) 10% of the open space to be left unpaved for greenery with at least two trees on the plot upto 500 sqm and an additional one tree for every 100 sqm area of plot.

## DHARAMSHALA, BARATGHAR AND NIGHT SHELTER (009, 010 &amp; 011)

Minimum Plot Size	200 sqm
Ground Coverage	40 %
Floor Area Ratio	80
Maximum Height	11m

## Other Controls :

(i) Maximum number of storeys allowed—Two.

(ii) Minimum R/W in front—16M.

(iii) 10 per cent of the open space to be left unpaved for greenery and atleast two trees, on the plot upto 500 sqm & an additional one tree for every 100 sqm area of plot shall be planted.

## CONVENIENCE SHOPPING (016)

Minimum Plot Size	800 sqm
Ground Coverage	40 %
Floor Area Ratio	40
Maximum Height	5m

## Other Controls :

(i) The structure shall be single storeyed.

(ii) The centre may have 25 to 30 formal shops and 15 to 20 informal shops including fruits and vegetable shops.

(iii) Parking shall be provided at the rate of 1.3 car spaces per 100 sqm of floor area.

## LOCAL SHOPPING CENTRE (017)

Minimum Plot Size	3000 sqm
(a) Retail and Commerce	
Ground Coverage	35 %
Floor Area Ratio	100
Maximum Height	14m

## Other Controls :

(i) Maximum number of storeys allowed—Three.

(ii) 80 per cent plot area of the local shopping centre may be used for retail and commerce

(iii) The centre may have 55 to 65 formal shops and 25 to 30 informal shops including fruits and vegetable shops.

(iv) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in F.A.R.

(v) Parking shall be provided at the rate of 1.7 car spaces per 100 sqm of floor area.

(b) Service Centre

20 per cent plot area of the local shopping centre may be used for service centre. The regulations are given separately under the premises of service centre.

## COMMUNITY CENTRE

Minimum Plot Size	25000 sqm
(a) Retail and Commerce (cinema)	
Ground Coverage	25 %
Floor Area Ratio	100
Maximum Height	14m

## Other Controls :

(i) Maximum number of storeys allowed—Four.

(ii) One or two buildings may have height of 26 m for achieving a desirable urban form.

(iii) The centre may have 300 to 350 formal shops, 125 to 150 informal shops, 2 cinema and a hotel. The regulations for hotel are given separately under the premises of hotel.

(iv) 85 per cent plot area of the community centre may be used for retail and commerce (cinema).

(v) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in F.A.R.

(vi) Trees shall be planted at the rate of 125 trees per hectare and 40 per cent of the open space shall be covered by greenery.

(vii) Parking shall be provided at the rate of 1.9 car space per 100 sqm. floor area of retail, 0.7 car space per 100 sqm floor area of commerce and 1 car space per 25 seats for cinema.

(b) Fruits and Vegetable Market

Ground Coverage	40 %
Floor Area Ratio	40

## Other Controls :

(i) 5 per cent plot area of the community centre may be used for fruits and vegetable market.

(ii) The centre may have 35 to 45 formal shops and 40 to 50 informal shops.

(iii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in F.A.R.

(iv) Trees shall be planted at the rate of 2 trees per 100 sqm of plot and 40 per cent of open space shall be covered by greenery.

(v) Parking shall be provided at the rate of 0.7 car space per 100 sqm. of floor area.

## (c) Service Centre

10 per cent plot area of the community centre may be used for service centre. The regulations are given separately under premises of service centre.

The community centre may be planned by utilising coverage F.A.R. in an integrated manner.

## DISTRICT CENTRE

10 per cent to 20 per cent additional area shall be provided to afford open spaces in an integrated manner in the district centre and it shall not be counted for ground coverage and F.A.R.

## (a) Retail Shopping (cinema)

Ground Coverage	30%
Floor Area Ratio	75

## Other Controls :

(i) Maximum number of storeys allowed—Sixteen.

(ii) The centre may have 1600 to 2000 formal shops, 750 to 950 informal shops and 3 cinema halls.

(iii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in F.A.R.

(iv) Trees shall be planted at the rate of 125 trees per hectare and 40% of open space shall be covered by greenery.

(v) Parking shall be provided at the rate of 2.2 car space per 100 sqm floor area of retail and 1 car space per 25 seats for cinema.

## (b) Commercial Office

Ground Coverage	25%
Floor Area Ratio	125

## Other Controls :

(i) The centre may have 600 to 750 formal shops, 250 to 350 informal shops and 4 cinema halls.

(ii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in F.A.R.

(iii) Trees shall be planted at the rate of 125 trees per hectare and 40 per cent of open space shall be covered by greenery.

(iv) Parking shall be provided at the rate of 0.7 car space per 100 sqm floor area of commercial office and 1 car space per 25 seats for cinema.

## (c) Service Centre

The regulations for service centre are given separately under the premises of service centre.

## (d) Facilities

It shall have Bus Terminal, Fire Post, Police Post, Telephone Exchange, Electric Sub-Station (ESS) and their regulations are given separately under respective premises.

## (e) Cultural Complex

Ground Coverage	25%
Floor Area Ratio	100

## Other Controls :

(i) Trees shall be planted @ 125 trees per hectare and 40 per cent of open space shall be covered by greenery.

## (f) Hotel

The regulations are given separately under the premises of hotel.

The District Centre may be planned by utilising coverage and F.A.R. in an integrated manner.

## Sub Central Business District

Maximum height permitted shall be 26m and one or two buildings may have height of 50m.

The regulations for (a) Retail Shopping (Cinema), (b) Commercial Offices, (c) Service Centre, (d) Facilities, (e) Cultural Complex and (f) Hotel shall have as mentioned in the District Centre.

## (g) Wholesale/Warehousing

The regulations given separately under the premises of wholesale and warehousing shall be applicable.

## Commercial Plot—Retail and Commerce

## (a) Metropolitan City Centre

Ground Coverage	25%
Floor Area Ratio	250

## Other Controls :

(i) These regulations shall apply to Connaught Place and its extension/Metropolitan City Centre.

(ii) The size of the plot shall depend on the layout of commercial area and any sub division of the plot in Connaught Place and its extension shall not be permitted.

(iii) FAR permitted shall be subject to an urban design study.

(iv) In case of plots fronting 45m wide road the setbacks shall be—Front—15m, Rear—6m, Sides—4.5m.

For plots fronting 30m wide or less roads the setbacks shall be—Front—12m, Rear—6m, Sides—4.5m.

(v) Parking shall be provided @ 2.2 car spaces per 100 sqm floor area of retail, 1 car space per 25 seats for cinema and 0.7 car space per 100 sqm floor area of commercial office.

## (b) Asaf Ali Road

The area shown as commercial strip in Delhi Gate—Ajmeri Gate scheme shall have following building control regulations.

Ground Coverage	80%
Floor Area Ratio	300
Maximum Height	20 m
Setbacks	Nil

## Other Controls :

(i) Maximum number of storeys permitted shall be five with the following distribution of F.A.R.

Ground floor	80
First floor	70

Second, third and fourth floor 50 each

(ii) Basement to the maximum extent of ground floor shall be permitted for services and maintenance and shall be excluded from F.A.R.

(iii) Parking shall be provided @ 2.2 car space per 100 sqm floor area of retail trade, 1 car space per 25 seats for cinema and 0.7 car space per 100 sqm floor area of commercial office.

## Non Hierarchy Commercial Centres

## (a) Central Market—Lajpat Nagar

This complex would have existing ground coverage with two storeyed construction. No basement shall be permitted.

## (b) I.N.A. Market

The single storeyed municipal market at I.N.A. shall be retained. The other shops around the main municipal market may be reorganised in an extension block of similar character. The ground coverage shall be restricted to a maximum of 50 per cent.

## (c) Sarojini Nagar Market

This market shall be retained as existing. No additions and alterations shall be permitted and the unauthorised encroachments shall be removed.

## (d) State Emporia on Baba Kharag Singh Marg :

This complex is already developed in accordance with plan, however, it appears disconnected. Single storeyed shopping

arcade connections should be provided to cater for handi-crafts shops.

(e) Palika Bazar—Connaught Place :

This is an underground shopping centre. There shall be no extension of the limits of the basement. No super structure shall be erected in the park on top of the market.

(f) Sen Nursing Home—Bahadur Shah Zafar Marg :

The extent of ground coverage and FAR as existing shall be retained.

(g) Kamla Market—Ajmeri Gate :

The existing municipal market shall be retained. The unauthorised constructions/structures beyond the plinth line of the municipal market shall be removed.

(h) Modern Shopping Centre—Siri Fort :

Ground Coverage	25%
Floor Area Ratio	50
Maximum Height	14m

Other Controls :

(i) Since this is intended to be a modern shopping centre of international standards, the interior may have play of levels, however, generally the number of storeys shall be restricted to two.

(ii) Two basements shall be permitted in addition to the F.A.R., one for shopping activity and another for parking and services like air-conditioning, generators, etc.

(iii) 50 per cent of the open space shall be landscaped and should be integrated in a suitable form with interiors and terraces.

(i) Commercial Centre adjoining—Metropolitan Passenger Terminal, Okhla :

Ground Coverage	25%
Floor Area Ratio	100
Maximum Height	17m

Other Controls :

(i) Hotel and cinema shall be allowed in the commercial centre.

(ii) Maximum number of storeys allowed—Four.

(iii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(iv) Trees shall be planted @ 125 trees per hectare and 40 per cent of the open space shall be covered by greenery.

(v) Parking shall be provided @ 1.9 car spaces per 100 sqm floor area of retail and 0.7 car space per 100 sqm floor area of commerce. If cinema and hotels are provided in the commercial centre, then additional parking @ 2.4 car spaces per 100 sqm floor area of hotel and 1 car space per 25 seats for cinema should be provided.

(i) Commercial Centre—Laxmi Bai Nagar :

Ground Coverage	25%
Floor Area Ratio	100
Maximum Height	14m

Other Controls :

(i) The commercial centres shall mainly have commercial offices.

(ii) Maximum number of storeys allowed—Four.

(iii) Trees shall be planted @ 125 trees per hectare and 40% of the open space shall be covered by greenery.

(iv) Parking shall be provided @ 0.7 car space per 100 sqm floor area.

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(k) Commercial Centre—Copernicus Rd :

Ground Coverage	25%
Floor Area Ratio	50
Maximum Height	11m

Other Controls :

(i) Maximum number of storeys allowed—Two.

(ii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(iii) Trees shall be planted @ 150 trees per hectare and 50% of the open space shall be covered by greenery. Existing trees should not be cut.

(iv) Parking shall be provided @ 0.7 car space per 100 sqm floor area.

(l) Commercial Centre—Nehru Nagar (near ring rail) :

Ground Coverage	25%
Floor Area Ratio	150
Maximum Height	26m

Other Controls :

(i) The commercial centre shall have commercial offices only.

(ii) Maximum number of storeys allowed shall be eight and one or two structures may be of sixteen storeys, wherein the maximum height may be relaxed to 50m.

(iii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(iv) Trees shall be planted @ 125 trees per hectare and 40% of the open space shall be covered by greenery.

(v) Parking shall be provided @ 0.7 car space per 100 sqm floor area.

(m) Press Area—Bahadur Shah Zafar Marg :

The area on the eastern side of Bahadur Shah Zafar Marg where newspaper press and offices are located shall be under Use Zone-C1 i.e. General Business & Commerce and shall have the following building control regulations:

Ground Coverage	80%
Floor Area Ratio	300
Maximum Height	20m
Setbacks	Nil

Other Controls :

(i) Maximum number of storeys permitted shall be five with the following distribution of F.A.R.:

Ground floor	80
First floor	70
Second, third and fourth floor	50 each

(ii) Basement below ground floor and to the maximum extent of ground coverage shall be permitted for services and maintenance and shall be excluded from FAR.

(iii) Parking shall be provided @ 0.7 car space per 100 sqm floor area.

Besides the above mentioned commercial centres, because of any special reasons, the Authority may declare any of the commercial centres/centre or part thereof as non hierarchy commercial centre and prescribe such regulations as shall suit the function and environment.

WHOLESALE TRADE/WAREHOUSING

(Integrated development)

(019 & 020)

Minimum Plot Size	10000 sqm
Ground Coverage	20%
Floor Area Ratio	60
Maximum Height	14m

**Other Controls :**

(i) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(ii) Maximum number of storeys allowed—Three.

(iii) Trees shall be planted @150 trees per ha. and 20% of open space shall be covered by greenery.

(iv) Parking shall be provided @1.23 car spaces per 100 sqm floor area for the purpose of employees and visitors parking.

Additional parking @ space for 2 trucks per 100 sqm of floor area shall be provided for loading and unloading goods.

**HOTEL**

(032)

Ground Coverage	30 %
Floor Area Ratio	150
Maximum Height	50 m

**Other Controls :**

(i) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(ii) 5% of the F.A.R. can be used for the commercial space related to hotel function.

(iii) Trees shall be planted @125 trees per hectare and 40% of the open space shall be covered by greenery.

(iv) Parking shall be provided @2.4 car spaces per 100 sqm of floor area. Open parking shall be limited to the extent of 50% of the open area.

**FLATTED GROUP INDUSTRY**

(034)

Minimum Plot Size	2000 sqm
Ground Coverage	30
Floor Area Ratio	120

**Other Controls :**

(i) Maximum number of storeys allowed—Four.

(ii) Basement below ground floor and the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(iii) Trees shall be planted @150 trees per hectare and 20% of the open space shall be covered by greenery.

**Service Centre (035) :**

(a) As part of Local Shopping Centre :

Minimum Plot Size : 1000 sqm

Ground Coverage	25 %
Floor Area Ratio	25
Maximum Height	5 m

**Other Controls :**

(i) The structures shall be single storeyed.

(ii) The service centre may have 15 formal shops, 7 informal shops and 1 E.S.S.

(iii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(iv) Trees shall be planted @2 trees per 100 sqm and 20% of open space shall be covered by greenery.

(b) As part of Community Centre :

Minimum Plot Size	6200 sqm
Ground Coverage	25 %
Floor Area Ratio	50
Maximum Height	11m

**Other Controls :**

(i) Maximum number of storeys allowed—Two.

(ii) It may have 30 formal shops, 15 informal shops, 2 gas godown, 1 petrol pump, 1 E.S.S. and commercial offices on upper floor.

Cold storage shall be allowed with maximum height of 15m.

(iii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(iv) Trees shall be planted @150 trees per hectare and 20% of the open space shall be covered by greenery.

(c) Service Centre as part of District Centre/Sub Central Business District Centre :

Minimum Plot Size	24000 sqm
Ground Coverage	25 %
Floor Area Ratio	50
Maximum Height	14 m

**Other Controls :**

(i) Maximum number of storeys allowed—Three.

(ii) The service centre may have 100 formal shops, 50 informal shops, 2 petrol pumps and commercial offices on upper floor.

Cold storage shall be allowed with maximum height of 15mt.

(iii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(iv) Trees shall be planted @150 trees per hectare and 20% of the open space shall be covered by greenery.

**INDUSTRIAL PLOT-LIGHT AND SERVICE INDUSTRY (036)**

Minimum Plot Size		100 sqm
S. No.	Plot Size (sqm)	Ground Coverage (%) F.A.R.

1.	100 to 400	60 %	120
2.	Above 400 and upto 1000	50 %	120
3.	Above 1000	40 %	80

**Other Controls :**

(i) Maximum floors allowed shall be basement, ground floor and first floor. Basement should be below ground floor and to the maximum extent of ground coverage and shall be counted in FAR.

(ii) Mezzanine shall not be allowed.

(iii) In case of service industry in Metropolitan City Centre, F.A.R. permitted shall be 150.

(iv) In plots upto 1000 sqm, trees shall be planted @2 trees per 100 sqm.



In case of plots above 1000 sqm. trees shall be planted @3 trees per 200 sqm and 20% of the open space shall be covered by greenery.

**INDUSTRY SHOP-NATURE**

Minimum Plot Size		30 sqm.
Plot Size (sqm.)	Ground Coverage (%)	F.A.R.
30 to 50	100%	200

**Other Controls :**

(i) Maximum floors allowed shall be ground floor and first floor.

(ii) Basement and mezzanine shall not be allowed.

**EXTENSIVE INDUSTRY**

(037)

Minimum Plot Size		400 sq.m.
S. No.	Plot Size (sqm)	Ground Coverage F.A.R.
1.	400 to 4000	50% 50
2.	above 4000 and upto 12,000	45% 45
3.	above 12,000 and upto 28,000	40% 40
4.	above 28,000	30% 30

**Other Controls :**

(i) Basement below ground floor and to the maximum extent of ground coverage allowed and shall be counted in F.A.R.

(ii) Mezzanine floor shall not be allowed.

(iii) In the plots upto 1000 sqm. trees shall be planted @2 trees per 100 sqm.

In case of plots above 1000 sqm. trees shall be planted @3 trees per 200 sqm. and 20% of the open space shall be covered by greenery.

**GOVT. OFFICES INTEGRATED OFFICE COMPLEX**

(066, 067, 068 &amp; 070)

Minimum Plot Size	10000 sqm
Ground Coverage	25%
Floor Area Ratio	150
Maximum Height	26 m

**Other Controls :**

(i) The integrated office complex shall include Central Government Office, Local Government Office, Public Undertaking Office and Courts.

(ii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(iii) Trees shall be planted @125 trees per hectare and 40% of open space shall be covered by greenery.

(iv) Parking shall be provided @1.7 car spaces per 100 sqm floor area, and may be either covered or open.

**HOSPITAL**

(072)

Minimum Plot Size	6000 sqm
Ground Coverage	25%
Floor Area Ratio	100
Maximum Height	26m

**Other Controls :**

(i) 25% of the total area may be used for the housing of essential staff. In such case ground coverage, F.A.R. and maximum height of the group housing shall be applicable to the area meant for housing.

(ii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(iii) Trees shall be planted @125 trees per hectare and 50% of the open space shall be covered by greenery.

(iv) Parking shall be provided @1 car space/5 beds for 80-200 beds hospital, @1 car space/6 beds for 200-500 beds hospital and @1 car space/7 beds for the hospital above 500 beds capacity.

(v) The front setback shall be 30 mt, minimum.

**HEALTH CENTRE/NURSING HOME**

(073 &amp; 074)

Minimum Plot Size	2000sqm
Ground Coverage	33.33%
Floor Area Ratio	100
Maximum Height	14m

**Other Controls :**

Trees shall be planted @2 trees per 100 sqm of plot area.

**NURSERY SCHOOL**

(080)

Minimum Plot Size	500 sqm
Ground Coverage	35%
Floor Area Ratio	70
Maximum Height	11m

**Other Controls :**

(i) Maximum number of storeys allowed—Two.

(ii) Trees shall be planted @2 trees per 100 sqm of plot area.

**PRIMARY SCHOOL**

(081)

Minimum Plot Size	3000sqm
Ground Coverage	33%
Floor Area Ratio	100

**Other Controls :**

(i) 50% of the area shall be used for play field with a minimum of 18m x 36m as effective play area and shall be indicated on plan.

(ii) F.A.R., Coverage shall be calculated with reference to the area meant for school building.

(iii) Trees shall be planted @125 trees per hectare and 50% of the open space shall be covered by greenery.

**SECONDARY SCHOOL/SENIOR SECONDARY SCHOOL/INTEGRATED SCHOOL/INTEGRATED RESIDENTIAL SCHOOL**

(082, 083, 084 &amp; 085)

Ground Coverage	30%
Floor Area Ratio	120
Maximum Height	14m

**Other Controls :**

(i) Coverage & F.A.R. shall be calculated with reference to the area meant for the educational building.

(ii) 60% of the plot area, in Secondary School/Senior Secondary School/Integrated School shall be used for play field with a minimum of 67.5m x 26m as effective play area. The area for Secondary School Building/Senior School Building/Integrated School Building shall be shown separately on the plan.

(iii) 60% of the plot area, in case of Integrated Residential School, shall be used for play field and 15% of the plot area may be used for the housing of the essential staff. The coverage, F.A.R., Maximum Height, etc., of the group housing shall be applicable to the area meant for residential purposes.

(iv) Trees shall be planted @125 trees per hectare and 50% of the open space shall be covered by greenery.

**COLLEGE**

(086)

Ground Coverage	25%
Floor Area Ratio	100
Maximum Height	14m

**Other Controls :**

(i) Coverage and F.A.R. shall be calculated with reference to the area meant for the college building.

(ii) 60% of the plot shall be used for play field and shall be indicated on plan.

(iii) 25% of the area of plot may be used for housing of the staff and the regulations of group housing shall be applicable to such area.

(iv) Trees shall be planted @125 trees per hectare and 50% of the open space shall be covered by greenery.

**AUDITORIUM/COMMUNITY HALL**

(099 &amp; 101)

Ground Coverage	35%
Floor Area Ratio	100
Maximum Height	17m

**Other Controls :**

(i) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

(ii) Trees shall be planted @2 trees per 100 sqm of the plot and 50% of the open space shall be covered by greenery.

**RELIGIOUS PREMISES**

(107)

Ground Coverage	35%
Floor Area Ratio	70
Maximum Height	11m

**Other Controls :**

(i) Height of dome, bell tower, shikhars etc. together with the building shall not exceed 17 meters.

(ii) Parking may be provided in side the premises and shall be shown on the plan.

**Police Post (109) :**

Ground Coverage	35%
Floor Area Ratio	70
Maximum Height	14m

**Other Controls :**

Basement below ground floor and to the maximum extent of ground coverage allowed and shall be considered in F.A.R. Police Station/Fire Post/Fire Station (110, 115 & 116) :

Ground Coverage	25%
Floor Area Ratio	100
Maximum Height	17m

**Other Controls :**

(i) Basement below ground floor and to the maximum extent of ground coverage allowed and shall be counted in F.A.R.

(ii) 25% of the plot area may be used for housing the staff and the regulations of group housing shall be applicable to the area meant for housing.

(iii) Trees shall be planted @2 trees per 100 sqm of floor area.

**Post & Telegraph Office/Head Post Office (118 & 119) :**

Ground Coverage	25%
Floor Area Ratio	100
Maximum Height	17m

**Other Controls :**

(i) Basement below ground floor and to the maximum extent of ground coverage allowed and shall be counted in F.A.R.

(ii) Trees shall be planted @2 trees per 100 sqm of floor area and 50% of the open space shall be covered by greenery.

**Clause 9.0 :****Special Area Regulations:**

The Special Area as defined on the plan, to be declared under the Development Code, measures about 2600 hectares. The Special Area has been divided into four separate parts namely (a) Walled City, (b) Karol Bagh, (c) Specific Use Zone Areas and (d), Urban Renewal Areas. These four parts have been distinctly shown on the Special Area Plan.

**(a) Walled City.****1. Permission of uses/use activities in use premises.**

(i) The noxious industries and hazardous trades (list given at annexure V) shall be shifted from the Walled City immediately within a maximum period of five years, to be replaced by other compatible uses.

(ii) The Public & Semi-Public uses and services like hospitals, dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, religious places etc. shall be retained in their present locations. Any change or additions thereof shall be in accordance with the overall policy frame prescribed in the plan.

**2. Control for building/buildings within use premises.**

The building permission for premises in the traditional areas shall conform to the following guidelines.

Ground Coverage	80%
Floor Area Ratio	200
Maximum Height	12 mts.
Setbacks	Nil
Plinth	0.5 to 2.0m

**Other Controls :**

(i) The building shall be permitted to be reconstructed practically in the same form and style as existing.

(ii) Construction of buildings including traditional decorative features shall be permitted with building materials like bricks or brick tiles, stone, cast iron and timber.

(iii) At the time of submission of building plans for proposed construction, existing plans of all floors along with elevations and sections, highlighting architectural features (like balconies, pillars, cornices, windows, projections, details of jallis in iron and store carving) will be submitted by the applicant and to be followed in the new construction.

3. Within the Walled City, there are developments other than traditional belonging to colonial and post-independence period. The Building Control Regulations to be followed for respective developments shall be as under:

(i) Darya Ganj : The layout plan once accepted by the Authority and declared to be in conformity with the Development Code would form the basis for regulating developments. The building control regulations shall be the same as embodied in the chapter on Building Control Regulations for existing residential areas.

(ii) Lajpat Rai Market : The single storeyed market on either side of Chandni Chowk shall be retained.

(iii) The isolated use premises like School adjoining Jama Masjid, Presentation Convent School and Church, Church at Kashmere Gate, Municipal Offices at Old Hindu College Building Complex shall be retained with existing building volumes. Any additions or alterations shall be examined by the Authority within the overall policy frame of conservation.

(b) Karol Bagh :

(i) In the areas bounded by Faiz Road, Desh Bandhu Gupta Road, Swami Dayanand Saraswati Marg, Arya Samaj Road, Guru Nanak Road, Tank Road, Guru Ravidas Marg, (New Pusa Road); Road going upto Ramjas Road, Bankim Chandra Chatterji Marg, Road going upto Pusa Lane, Pusa Road, Gurudwara Road, Arya Samaj Road and back to Faiz Road, the uses other than residence namely retail, repair & personnel service shops, commercial offices, bank and local government office are permitted on ground floor of all plots facing roads not less than 18m R/W. These uses with similar conditions shall also be permitted on other side of Desh Bandhu Gupta Road upto one plot depth. The Public & Semi-Public uses and services like hospitals, dispensaries, colleges, schools, police station, fire stations, post offices, local government offices, religious places etc. shall be retained in their present locations. Any change or additions thereof shall be in accordance with the overall policy prescribed in the Plan.

(ii) In the area bounded by Desh Bandhu Gupta Road, Gurudwara Road, Tank Road and Saraswati Marg, the afore-said uses are permitted on all plots provided adequate space is left for street widening as and when required in accordance with the detailed urban design project to be prepared for the area. The clause for Public & Semi-Public uses and services as prescribed for the Walled City shall apply to this area also.

2. Control for building/buildings within use premises :

Ground Coverage : 80%

Floor Area Ratio : 200

Maximum Height : 11 mts.

Setbacks : Nil

Other Controls :

The open court in each premises shall be so planned as to be adjacent to the open court in the premises at the back or on sides.

(c) Specific Use Zone Areas : The development in areas marked as specific use zone shall be governed by respective use zone regulations in the manner as is prescribed in the relevant clauses for Sub-Division and Building Control Regulations.

(d) Urban Renewal Areas (Conservative Surgery):

The areas within the special areas, excluding the first three categories namely, (a) Walled City, (b) Karol Bagh and (c) Specific Use Zone Areas, are covered as urban renewal areas. The development in these areas shall be in accordance with the respective comprehensive redevelopment scheme to be prepared within the overall policy frame of the plan. These comprehensive redevelopment schemes may also include conservative surgery as a planning tool in certain areas where it is so required. In the special area plan, use zones have been marked in different pockets of the area covered under urban renewal. These pockets shall be planned for the respective use zones assigned. The redevelopment schemes for different use zones generally shall adopt regulations prescribed in the Development Code. However, the Authority may adopt suitable regulations in case where either it is not feasible or it is not advisable to adopt the general regulations prescribed.

(3) After Chapter II, the following "Plan Monitoring and Review" be added as Chapter III:

Plan Monitoring and Indicators of Change :

Plan monitoring has two main objectives :

(i) The socio-economic and functional efficiency of the performance of human settlements has to be monitored and evaluated so that changes required to improve the quality of life could be identified and put into action through the appropriate measures.

(ii) The Plan should be continuously made responsive to the emerging socio-economic forces.

To achieve this object there should be monitoring system in the plan implementation framework. There is reasonable possibility of arresting the unintended developments taking place in the city through effective monitoring. This is based on the following proposition :

(i) No long range urban development plan can be implemented as it is.

(ii) The Plan should be responsive to the happenings and emerging socio-economic and other forces during the plan implementation period.

(iii) Time lags between the happenings and the emerging socio-economic forces and the plan responses create accentuating conditions of unintended growth.

(iv) The responsive plan to check the unintended growth needs a scientific monitoring frame.

Monitoring frame is required for : (i) to evaluate the achievement of physical targets prescribed in the plan and (ii) identification of physical and socio-economic change in the city to review the plan policies.

There could be a very large number of aspects in case of physical targets to judge the performance of various sectors. For systematic and precise working, physical targets for some selected aspects have been given in the following table. The physical targets be monitored yearly, 5 yearly or in the midterm (1992) as indicated against each.

## Monitoring frame for physical development :

Physical Programme	Unit	Target upto 1990	Target upto 2001	Period of Monitoring
1	2	3	4	5
I. LAND ACQUISITION	ha		27,000	1 Year
II. LAND DEVELOPMENT				
(a) Residential	ha	1,700	12,000	1 Year
(b) Industrial	ha	230	1,600	1 Year
III. NEW HOUSING				
(a) Site & Services	No. of sites	1.75 lakh	4.0 lakh	1 Year
(b) Partially /Fully built Agency Housing	Dwelling Unit (du)			1 Year
(c) Partially/Fully built Co-operative Housing	*du	269,000	697,000	1 Year
(d) Slum Housing	du	21,000	49,000	1 Year
(e) Employer Housing	du	28,000	65,000	1 Year
(f) Housing on Individual Plots	du	120,000	275,000	1 Year
(g) Unauthorised in-fill	du	56,000	130,000	
IV. COMMUNITY FACILITIES				
(1) General Hospital	†nos	7	21	5 Years
(2) Intermediate Hospital-A	nos	45	97	1 Year
(3) Intermediate Hospital-B	nos	35	79	1 Year
(4) Polyclinics	nos	20	45	1 Year
(5) Maternity & Child Welfare Centres	nos	45	112	1 Year
(6) Nursing Homes	nos	30	74	1 Year
(7) Dispensaries	nos	240	450	1 Year
(8) Primary Schools	nos	330	1060	1 Year
(9) Senior Secondary Schools	nos	226	725	1 Year
(10) Integrated Schools	nos	45	143	1 Year
(11) Colleges	nos	28	60	1 Year
(12) University Campus	nos	2	3	10 Years
(13) Engineering Colleges	nos		1	10 Years
(14) Medical College	nos	1	2	10 Years
(15) University	nos		1	10 Years
(16) Police Station	nos	32	79	1 Year
(17) Police Post	nos	60	135	1 Year
(18) Work-shop for police vehicles	nos	1	2	5 years
(19) Civil Defence Divisional Office	nos	24	75	1 Year
(20) Major Police Battalion	nos	2	4	5 Years
(21) Home Guards Zonal Office	nos	5	9	5 Years
(22) Home Guards District Office	nos	4	9	5 Years
(23) Fire Station/Sub-Fire Station	nos	20	39	1 Year
(24) Milk Dairies	nos	1	2	10 Years
(25) Milk Booth	nos	420	1340	1 Year
(26) Petroleum & Gas Filling Stations	nos	1	2	10 Years
(27) Gas Godowns	nos	75	149	1 Year
(28) Telephone Exchange	nos	10	15	5 Years
(29) Head Post Office + Delivery Office	nos	20	26	1 Year
(30) Head Post Office Administrative Office	nos	6	11	5 Years
(31) Department Telegraph Office	nos	6	14	5 Years
(32) Work-shop for P & T	nos	1	2	10 Years
(33) P & T Equipment Store	nos	1	1	10 Years
(34) Institute of National Importance for Research and Advance Studies	nos	1	3	10 Years
(35) Socio-Cultural Institutions	nos	3	10	10 Years
V. CONSERVATION AND UPGRADING				
(1) Walled City				
(a) Tramways	Line Length (Km) Rolling Stock in Passenger Capa- city	4	8	5 Years

\*Dwelling Unit

†Numbers

1	2	3	4	5
(b) Shifting of Hazardous Industries	nos	400	700	1 Year
(c) Goods Terminal	nos	2	2	5 Years
(d) D.T.C. Bus Terminal	nos	2	4	5 Years
(e) Underground Parking	nos	3	9	5 Years
(f) Redevelopment of residential katras	no. of Katras no. of families	500 6,000	1000 20,000	1 Year
(g) Improvement of physical and social infrastructure in areas	no. of families	18,000	60,000	1 Year
(h) Restoration & Conservation of City Wall	m.		4.16 km. (R) 5.20 km. (C)	1 Year
Conversation & Restoration of Walled City Gates	nos		7(R) 4(C)	1 Year
(2) Urban renewal with conservative surgery for areas other than the Walled City in special area		352 ha.	528 ha.	1 Year
(3) Physical infrastructure in the resettlement of Colonies	no. of families	60,000	200,000	1 Year
(4) Physical infrastructure in the Unauthorised regularised colonies	no of families	60,000	200,000	1 Year
(5) Physical infrastructure in the Urban Villages	no. of villages	80	120	1 Year
VI. PUBLIC UTILITIES				
(a) Augmentation of water treatment plants	mgd	371	421	1 Year
(b) Construction of new water treatment plants	mgd	200	300	10 Years
(c) Augmentation of Sewerage treatment plants	mgd	454	494	1 Year
(d) Construction of new sewerage treatment plants	mgd	50	250	10 Years
(e) Augmentation of power distribution system	m.w	550	1850	1 Year
(f) Development of sanitary land fill sites	ha	200	200	5 Years
(g) Construction of repair work-shop site for Solid Waste vehicles	nos	3	3	5 Years
(h) Channelisation of River Yamuna—Development of Area thereof	ha	500	3,000	5 Years
(i) Re-modelling of existing drains for flood protection measures	Addl. Cusecs			5 Years
VII. TRANSPORT				
(a) Light Rail	Rail length (km)			
	Rolling Stock (in passenger capacity)	87	257	5 Years
(b) Construction of cycle tracks	km		120	1 Year
(c) Construction of Bus Terminal	nos	10	26	5 Years
(d) Construction of Railway Terminals	nos	5	9	5 Years
(e) Construction of Inter-state Bus Terminus	nos	2	4	5 Years
(f) Construction of Fly-overs/underbridges	nos	15	45	1 Year
(g) Rolling stocks on Roads i.e. D.T.C. buses	nos	—	—	1 Year
(h) Employment Centres along the Ring Railway	nos	—	—	5 Years
VIII. RECREATION				
(a) Divisional Sport Centres	nos	2	7	5 Years
(b) District Sport Centres	nos	44	84	1 Year
(c) Neighbourhood Parks	ha			1 Year
(d) Neighbourhood Play Areas	ha	480	720	1 Year
(e) District Level Children Parks	nos	7	11	5 Years
(f) Traffic Training Parks	nos	5	10	5 Years
(g) Picnic Huts	nos	5	9	5 Years
(h) Development of Lakes	ha	1	2	5 Years
(i) Conservation of Monuments		—	—	6 Years
(j) River Front Development	ha	—	—	5 Years
(k) Conservation of Ridge				1 Year
IX. GOVERNMENT OFFICES.				
(a) Government Offices Complex	ha	24	84	5 Years

1	2	3	4	5	6
<b>X. INDUSTRY</b>					
(a) Extensive Industrial Area	ha	400	400	1 Year	
(b) Light Industrial Area	no. of Units Indl. Estate	16	35	1 Year	
(c) Specific Industries					
(i) Electricals & Electronics	no. of UIE's	2	4	1 Year	
(ii) Rubber, Plastic and Petroleum Products	no. of UIE's	2	4	1 Year	
(iii) Metal and metal products (machines, tools, transport equipment and parts)	no. of UIE's	4	12	1 Year	
(iv) Furniture, Fixtures, other wood and paper products	no. of UIE's	2	5	1 Year	
(v) Cotton & Fibre Textile products	no. of UIE's	2	4	1 Year	
(vi) Food and Beverages	no. of UIE's	—	1	1 Year	
(vii) Chemical and Chemical products	no. of UIE's	—	1	1 Year	
(viii) Miscellaneous Products	no. of UIE's	2	4	1 Year	
<b>XI. TRADE &amp; COMMERCE</b>					
(a) Sub CBD's	nos	1	2	5 Years	
(b) District Centres	nos	8	20	5 Years	
(c) Community Centres	nos	59	103	1 Year	
(d) Local Shopping Centres	nos	258	537	1 Year	
(e) Convenience Shopping Centres	nos	677	1616	1 Year	
(f) Metropolitan Centre	nos	1	4	10 Years	
(g) Wholesale & Freight Complex	nos	3	6	5 Years	
(h) Regional & local Wholesale Market	nos	3	6	5 Years	
<b>XII. ENVIRONMENTAL IMPROVEMENT OF VILLAGES AND DEVELOPMENT OF CENTRAL VILLAGES</b>					
(a) Environment improvement of Villages	nos	60	120	1 Year	
(b) Development of Central Villages	nos	5	11	5 Years	
<b>XIII. CITY PERSONALITY—SPECIAL PROJECTS</b>					
(a) Retail Shopping Complex	nos	1	1	10 Years	
(b) Modern Wholesale Shopping Complex	nos	1	3	5 Years	
(c) Convention Centre	nos	1	1	10 Years	
(d) International Centre for Higher Learning	nos	1	1	10 Years	
(e) City and Regional Level Modern Recreational Area	nos	2	5	5 Years	
(f) Centre for International Sports	nos	1	2	10 Years	

The following would be the indicators of physical and socio-economic changes to be monitored periodically at 5 years interval.

(1) Demographic

(a) Population size—urban & rural

Population distribution in relation to holding capacity.

(b) Age Sex structure

(c) Density Pattern

(d) Household size

(e) Rate of Migration

(f) Identification of areas causing migration.

(2) Land Use

Wing-shield survey and Land use survey analysis.

(3) Housing

Households in different types of housing—squatters, unauthorised, resettlement, general group housing, employer housing, slum rehousing, individual plotted housing, villages and traditional areas.

With socio-economic characteristics of Slum and Squatter settlements.

Person per room and rooms per household.

Households with essential services.

(4) Transport :

Percentage trips by public transport (Modal split).

Cost of using and operating different modes.

Passenger capacity and distance travelled by public transport per year in relation to population.

(5) Environmental Nuisances.

(a) Air pollution

(b) Water pollution

(c) Noise

(6) Economic aspects

Distribution of households by income

Distribution of households by consumption expenditure

Employment

Participation rate

Employment in different sectors

Average number of employees per industrial unit

Industry

Growth of different types of industrial units.

Construction

Value added by construction sector to G.N.P.

Building materials availability

By type—Residential, commercial and public buildings.

## Land Tenure &amp; Costs

Land values, prices, rents, taxes.

Land cost as per cent of total housing cost.

## (7) Social Infrastructure

## Health

Mortality rate and infant mortality rate.

Access of population to safe drinking water

Health services availability in beds 1,000 population

Geographical balance

Access to regular sewerage

Access to low cost sanitation Removal of solid waste per capita.

## Education

Number and capacity of educational institutions at different levels.

## Police &amp; Fire :

Distribution of police and fire services.

Recreational &amp; socio-cultural facilities.

Number and capacity of various facilities :

- (i) Play fields
- (ii) Stadium
- (iii) Swimming pools
- (iv) Theatres
- (v) Museums
- (vi) Libraries

## (8) Natural disasters.

Floods intensity, areas affected, population.

Any other natural disaster.

## Monitoring Unit :

Major part of data for physical targets and indicators could be collected from the secondary sources. A monitoring unit should be created which would be responsible for collection of primary and secondary data, its analysis and bringing the important changes to the notice of the authority comprehensively once in a year. Standard formats shall have to be worked out by this unit for the purpose of meaningful comparison and to monitor change.

## Plan Review :

The plan monitoring would provide sufficient material for any modifications required in the plan.

Any other aspects because of emerging socio-economics and physical forces could be taken up for study, to review the plan proposals. A comprehensive review encompassing all aspects should be taken up during 1992.

Policies indicate directions; it is the detailed development projects which ultimately create environment—good or bad. During the Plan implementation, all aspects of development i.e. housing transport, work centres, recreation, infrastructure, etc. need study and research to make the plan effective in providing high quality living environment. DDA should be constantly doing these studies, research and monitoring work to make planning a firm instrument for the development of this 'Great city'.

(4) The following be added after Chapter III as "Explanatory Notes"

In the preceding chapters:—

- (i) All data unless otherwise mentioned relates to the year 1981 which has been taken as the base year

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for the Master Plan for Delhi (as proposed to be modified).

- (ii) The expressions 'present' and 'existing' with its grammatical variations unless the context requires a different or another meaning shall connote 1981.

- (iii) DUA 81 unless the context requires a different or another meaning includes the area within the urbanisable limits prescribed in the Master Plan for Delhi in 1962. For purposes of computing holding capacity, the Patpar Ganj Complex in East Delhi, Sultan Puri in West Delhi and part of Rohini have also been included.

- (iv) Urban Extension (UE) is the area required outside the urbanisable limits of the Master Plan for Delhi to accommodate additional 40 lakh population by the year 2001.

## Schedule I to Development Code :

## Definition of Use Premises

## 001. Residential Plot—Plotted Housing :

A premises for one or more than one dwelling unit and may have on it one main building block and one accessory block for garage/garages and servant quarters.

## 002. Residential Plot—Group Housing :

A premises of size not less than 2000 sqm. comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.

## 003 Residential Flat :

Residential accommodation for one family (one household) which may occur as part of group housing or independently.

## 004 Residence-cum-Work Plot :

A premises providing accommodation for one family (one household) and its workspace restricted to ground floor. These premises are allowed only in public housing schemes.

## 005. Residential Premises—Special Area :

A premises providing residential accommodation in special area with or without mixed use as given in special area regulations.

## 006 Foreign Mission :

A premises for the offices and other uses of a foreign mission as per the regulations in this regard.

## 007 Hostel :

A premises in which rooms, attached to 'Institutions' or otherwise, are let out on a long term basis.

## 008 Guest House, Boarding House and Lodging House :

Guest house is a premises for housing the staff of Govt., Semi-Govt., Public Undertaking and Private Limited Company for short durations.

Boarding house is a premises in which rooms are let out on a long term basis as compared to hotels.

Lodging house is a premises used for lodging of less than 50 persons.

## 009 Dharamshala and its Equivalent

A premises providing temporary accommodation upto one week on no profit basis.

## 010 Baraighar :

A premises used for marriage & other social functions and run by public agency.

**011 Night Shelter :**

A premises providing night accommodation to individuals without any charges or with token charges. It may be run by Local Government or voluntary agencies.

**012 Retail Shop :**

A premises for sale of commodities directly to consumer with necessary storage.

**013 Repair Shop :**

A premises equivalent of a retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles etc.

**014 Personnel Service Shop :**

A premises equivalent of a retail shop providing personnel services like tailor, barber etc.

**015 Vending Booth :**

A premises in the form of booth for sale of commodities of daily needs either through a mechanical installation or otherwise.

**016 Convenience Shopping Centre :**

A group of shops not exceeding 50 in number in residential area serving a population of about 5,000 persons.

**017 Local Shopping Centre :**

A group of shops not exceeding 75 in number in residential area serving a population of 15,000 persons.

**018 Weekly Market :**

A premises used once in a week by a group of informal shop-establishments in the form of a market. These weekly markets shift from one area to another on different days of the week.

**019 Wholesale Trade :**

A premises from where goods and commodities are sold and delivered to retailers. The premises includes storage & godown and loading & unloading facilities.

**020 Storage, Godown and Warehousing :**

A premises for exclusive use of storage of goods and commodities in a manner as per the requirements of respective commodities. The premises includes the related loading and unloading facilities by Road Transport or Rail Transport as the case may be.

**021 Cold Storage :**

A premises where perishable commodities are stored in covered space using mechanical and electrical device to maintain the required temperature etc.

**022 Gas Godown :**

A premises where cylinders of cooking gas or other gas are stored.

**023 Oil Depot :**

A premises for storage of petroleum products with all related facilities.

**024 Junk Yard :**

A premises for covered, semicovered or open storage including sale and purchase of waste goods, commodities and materials.

**025 Commercial Office :**

A premises used for offices of profit making organisations.

**026 Bank :**

A premises for offices to perform banking function and operation.

**027 Motor Garage and Workshop :**

A premises for servicing and repair of automobiles.

**028 Cinema :**

A premises with facilities for projection of movies and stills with a covered space to seat audience.

**029 Drive-in-Cinema :**

A cinema with facilities for projection of movies and stills for car audience including an auditorium for other audience.

**030 Petrol Pump :**

A premises for sale of petroleum products to consumers. It may include servicing of automobiles.

**031 Restaurant :**

A premises used for serving food items on commercial basis including cooking facilities. It may have covered or open space or both for sitting arrangement.

**032 Hotel :**

A premises used for lodging of 15 persons or more on payment with or without meals.

**033 Motel :**

A premises located near main highways and outside urbanisable limits for catering to the convenience of persons travelling by road.

**034 Flatted Group Industry :**

A premises having a group of small industrial units as given in annexure III having upto 50 workers with non-hazardous performance. These units may be located in multistoreyed buildings.

**035 Service Centre :**

A premises essentially having repair shops for automobiles, electrical appliances, building repairs etc. to provide essential services to neighbouring residential areas.

**036 Industrial Plot—Light Industry :**

A premises for one industrial unit as per the list given in annexure III having upto 50 workers with non-hazardous performance.

**037 Industrial Plot—Extensive Industry :**

A premises for one industrial unit, as per the list given in the annexure III having upto 50 workers in case of New Extensive Industrial units and 500 workers for existing units.

**038 Industrial Premises—Extractive Industry :**

A premises for carrying out quarrying or extraction of stone & subsoil material respectively.

**039 Industrial Plot—Industry Specific Type :**

A premises for an industrial unit within a group of such units for manufacturing of sophisticated products like electronic goods etc.

**040 Park :**

A premises used for recreational and leisure activities. It may have on it related landscaping, parking facilities, public toilet, fencing etc. It will include synonymous like lawn, open space, green etc.

**041 Play Ground :**

A premises used for outdoor games. It may have on it landscaping, parking facilities, public toilet, etc.

**042 Outdoor Games Stadium :**

A premises for outdoor games with pavilion building and stadium structure to seat spectators including related facilities for players.



**043 Indoor Games Stadium :**

A premises for indoor stadium with play area and spectators seating including related facilities for players.

**044 Indoor Games Hall :**

A premises providing enclosed space for indoor games including related facilities for players.

**045 Shooting Range :**

A premises with related facilities for shooting practice and/or sports.

**046 Swimming Pool :**

A premises with facilities for swimming and spectators seating, which shall vary with size, standard and purpose.

**047 Recreational Club :**

A premises used for gathering of a group of persons for social and recreational purposes with all related facilities.

**048 Historical Monuments :**

A premises having structures or ruins thereof, belonging to an age gone past.

**049 National Memorial :**

A premises having the tomb, samadhi or memorial dedicated to an important personality, including all related facilities for visitors.

**050 Zoological Garden Aquarium :**

A premises in the form of a garden or park or aquarium with a collection of animals, species and birds for exhibition and study. It shall include all related facilities.

**051 Bird Sanctuary :**

A premises in the form of a large park or forest for preservation and breeding of birds with all related facilities.

**052 Botanical Garden :**

A premises in the form of a garden with plantation for research and exhibition.

**053 Specialised Park/Ground :**

A premises having a park or ground for a designated use like public meeting grounds, fun park, wonder land etc.

**054 Planetarium :**

A premises with necessary facilities and equipments for studying planets.

**055 Picnic Hut/Camping Site :**

A premises for short duration stay, for recreational or leisure purpose, of a family, located within a tourist and/or recreational centre.

**056 Flying Club :**

A premises used for training and fun rides on gliders and other small aircrafts. It may include other activities like recreational club and indoor games.

**057 Cargo and Booking Office :**

A premises used for booking offices and storage of goods by an airline.

**058 Railway Freight Godown :**

A premises for storage of goods transported by the railways.

**059 Railway Booking Office :**

A premises used for the offices of railways for purpose of booking for passengers travel.

**060 Road Transport Booking Office :**

A premises used for the offices of a road transport agency. It may or may not include godown.

**061 Parking :**

A premises used for parking of vehicles. The public parking lots may be run on commercial or non-commercial basis.

**062 Taxi & Three Wheeler Stand :**

A premises to be used for parking of intermediate public transport vehicles run on commercial basis. The parking lots may be run on commercial or non-commercial basis.

**063 Bus Terminal :**

A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.

**064 Bus Depot :**

A premises used by a public transport agency or any other such agency for parking, maintenance and repair of buses. This may or may not include a workshop.

**065 Public Utility Premises :****(i) Overhead Tank**

A premises having a overhead tank for storage and supply of water to its neighbouring areas. It may or may not include a pump house.

**(ii) Underground Tank.**

A premises having an underground tank for storage and supply of water to its neighbouring areas. It may or may not include a pump house.

**(iii) Oxidation Pond :**

A premises having a tank used for the oxidation process for sewerage and other waste.

**(iv) Septic Tank :**

A premises having an underground tank for collection of sewerage and its consequent disposal.

**(v) Sewerage Pumping Station**

A premises with a pumping station used for pumping sewerage on to a higher gradient.

**(vi) Public Toilet & Urinal**

A premises having latrine and urinals for use of public. It may or may not include drinking water facility.

**(vii) Electric Sub-Station**

A premises having electrical installation & transformer for distribution of power.

**(viii) Dhalla and Dustbin**

A premises used for collection of garbage for its onwards transportation to sanitary land-fill.

**(ix) Dhobi Ghat**

A premises used for cleaning and drying of clothes/linen by washerman.

**066 Central Government Office :**

A premises used for the offices of Union Government.

**067 Local Government Office :**

A premises used for offices of local Government and Local Bodies.

**068 Public Undertaking Office :**

A premises used for the offices of a company established under the Act of public enterprises bureau.

- 069 International Conference Centre :  
A premises having all facilities for a conference, meeting symposium etc., where a number of different countries will be participating.
- 070 Courts :  
A premises used for the offices of judiciary.
- 071 Government Land :  
(Use undetermined).  
A premises of Government land for which the use is undetermined.
- 072 Hospital :  
A premises providing medical facilities of general or specialised nature for treatment of indoor and outdoor patients.
- 073 Health Centre :  
A premises having facilities for treatment of indoor and outdoor patients having upto 30 beds. The health centre may be managed by a public or a charitable institution on non-commercial basis. It includes family welfare centre.
- 074 Nursing Home :  
A premises having medical facilities for indoor and outdoor patients having upto 30 beds. It shall be managed by a doctor or a group of doctors on commercial basis.
- 075 Dispensary :  
A premises having facilities for medical advice and provision of medicines managed by public or charitable institutions.
- 076 Clinic :  
A premises with facilities for treatment of outdoor patients by a doctor. In case of a polyclinic, it shall be managed by a group of doctors.
- 077 Clinical Laboratory :  
A premises with facilities for carrying out various tests for confirmation of symptoms of a disease.
- 078 Voluntary Health Service :  
A premises having medical facilities for treatment of outdoor patients and other like blood bank etc. by a 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.
- 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 XIth to XIIth standard.
- 084 Integrated School :  
A premises having educational and playing facilities for students upto XIIth standard.
- 085 Integrated Residential School :  
A premises having educational and playing facilities for students upto XIIth standard. It shall have boarding facilities for students and may have residence 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 schools, industrial training institute etc.
- 092 Commercial and Secretarial Training Centre :  
A premises having training facilities for stenography, correspondence, record keeping etc.
- 093 Music, Dance and Drama Training Centre :  
A premises having facilities for imparting training and coaching for music, dance and dramatics.
- 094 Sports Training Centre :  
A premises having facilities for training and coaching for different indoor & outdoor games including swimming. It shall also include centres for physical education.
- 095 Motor Driving Training Centre :  
A premises having facilities for training of driving automobiles.
- 096 Children Traffic Park :  
A premises in the form of a park with facilities for introducing and educating children about traffic and signalling.
- 097 Museum :  
A premises with facilities for storage & exhibition of subjects illustrating antiques, natural history, art etc.
- 098 Exhibition Centre and Art Gallery :  
A premises with facilities for exhibition and display of painting, photographs, sculptures, murals, ceramics, handicrafts or products of a specific class.
- 099 Auditorium :  
A premises having an enclosed space to seat audience and stage for various performances like concerts, play, music recitals, functions etc.
- 100 Open AIR Theatre :  
A premises having facilities for audience seat and a stage for performance and open to sky.

**101 Community Hall :**

A premises having an enclosed space for various social and cultural activities of neighbourhood of 15,000 population.

**102 Fair Ground :**

A premises having facilities for exhibition and display and other cultural activities for a group of participants.

**103 Cultural and Information Centre :**

A premises with facilities for cultural and information services for an institution, state and country.

**104 Social and Cultural Institute :**

A premises with facilities for activities of socio-cultural nature run by a public, voluntarily or individual on primarily non-commercial basis.

**105 Reformatory :**

A premises with facilities for confinement and reform of offenders.

**106 Orphanage :**

A premises with facilities for boarding of children who are bereaved of parents. It may or may not have educational facilities.

**107 Religious :**

A premises dedicated to accommodation and service of code or other objects of religious nature. It may have different nomenclature in different religion like temple (all faiths), mosque, church, gurdwara, synagogue, ashram bathing ghat; gaushala.

**108 Yoga Meditation, Spiritual and Religious Discourse Centre :**

A premises having facilities for self attainment, achieving higher quality of mind and body, spiritual and religious discourse etc.

**109 Police Post :**

A premises having facilities for a local police post of a temporary nature or on smaller scale as compared to a police station.

**110 Police Station :**

A premises having facilities for the offices of local police post.

**111 District Police Office :**

A premises having facilities for the offices of para-military forces.

**112 Civil Defence and Home Guard :**

A premises having facilities for offices and other functions of civilian organisation for internal defence.

**113 Forensic Science Laboratory :**

A premises containing facilities for application of medical knowledge to legal problems.

**114 Jail :**

A premises with facilities for detention, confinement and reform of criminals under the law.

**115 Fire Post:**

A premises with lesser degree of facilities for fire fighting. The post may be attached to a specific premises with fire prone activities.

**116 Fire Station :**

A premises with facilities for fire fighting for a catchment area assigned to it. It may include residence of essential staff.

**117 Post Office :**

A premises with facilities for postal communication for use by the public.

**118 Post and Telegraph Office :**

A premises with facilities for postal and tele-communication for use by the public.

**119 General and Head Post Office :**

A premises with facilities for postal and tele-communication to and from a number of post offices attached to it.

**120 Telephone Exchange :**

A premises having facilities for central operation of telephone systems for a designated area.

**121 Radio and Television Station :**

A premises with facilities for recording, broadcast and transmission of news and other programmes through the respective medium. It may include some hostel accommodation for guest artist, transmission facilities like towers.

**122 Transmission Tower and Wireless Station :**

A premises used for installation of a tower for communication purposes.

**123 Satellite and Tele-Communication Centre :**

A premises with facilities for research and development of satellite and tele-communication technology.

**124 Observatory and Weather Office :**

A premises with facilities for research and development of data relating to weather and forecasting thereof.

**125 Burial Ground :**

A premises with facilities for burying of dead bodies.

**126 Cremation Ground :**

A premises with facilities of performing last rites of dead bodies by burning.

**127 Cemetery :**

A premises with facilities for burying of dead bodies by christians community.

**128 Electric Crematorium :**

A premises with facilities for disposing of the dead body by an electric burner.

**129 Orchard :**

A premises with a thick growth of fruit trees. It may also include garden with fruit trees.

**130 Plant Nursery :**

A premises with facilities for rear and sale of young plants.

**131 Forest :**

A premises with thick natural flora. In case of Union Territory of Delhi, it shall include city forest which may have part natural flora and part man made flora.

**132 Dairy Farm :**

A premises with facilities for rearing and processing of dairy products. It may have temporary structure for sheds of animals and birds.

**133 Poultry Farm :**

A premises with facilities for rearing and processing of dairy products. It may have temporary structure for sheds of chickens.

**134 Piggery :**

A premises with facilities for rearing and processing of dairy products. It may have temporary structure for shed of pigs.

## 135 Farm House :

A premises having residential house in an agriculture farm. In case of Union Territory of Delhi, the area of the farm house shall not exceed 500 sqm.

## 136 Rural Centre :

A premises having facilities for different functions for a certain numbers of villages it caters to.

(5) The existing "Appendices" be deleted and the following Annexures be added in their stead :

## ANNEXURE I

FACILITY CENTRES AND SERVICE CENTRES  
(a) FACILITY CENTRES

Details of Facilities	No. of Facility Centre	Area (Hectare)
1	2	3
<b>PLANNING DIVISION 'B'</b>		
Socio Cultural Institutions, Intermediate Hospital 'A', Head Post Office & Administration Office, Head Post Office and Delivery Office . . . . .	F 1	10.50
<b>PLANNING DIVISION 'C'</b>		
Intermediate Hospital 'A', Intermediate Hospital 'B', Nursing Home, Head Post Office, Department of Telegraph Office . . . . .	F 2	5.00
General College, Intermediate Hospital 'B', Police Station, Head Post Office . . . . .	F 3	7.50
Intermediate Hospital 'A', Nursing Home. . . . .	F 4	7.00
Socio-Cultural Facilities . . . . .	F 5	9.00
Intermediate Hospital 'A', Nursing Home, Fire Station . . . . .	F 6	9.50
	F 7	4.50
<b>PLANNING DIVISION 'E'</b>		
College, Intermediate Hospital 'A', Intermediate Hospital 'B', General Hospital, Nursing Home (2 nos.) Telegraph Office, Police Station, Head Post Office . . . . .	F 8	16.00
ITI . . . . .	F 9	2.20
Intermediate Hospital 'A' (2), Intermediate Hospital 'B' (2), Technical School B, Nursing Home (2 nos.), Fire Station, Head Post Office . . . . .	F 10	13.50
Intermediate Hospital 'A' (2 nos) Intermediate Hospital 'B' (2 nos), Fire Station, Head Post Office, Nursing Home (2 nos), Police Station, College . . . . .	F 11	14.50
College, Technical Education Centre 'A', Intermediate Hospital 'A', Intermediate Hospital 'B' (2 nos), Nursing Home (2 nos), Fire Station, Police Station, Telegraph Office, Head Post Office . . . . .	F 12	16.00
University Campus, Telephone Exchange, Nursing Home (2 nos), Police Station, Fire Station, Socio- Cultural . . . . .	F 13	23.55
Intermediate Hospital 'B' (2 nos). . . . .	F 14	2.10
Intermediate Hospital 'A', Nursing Home . . . . .	F 15	3.00

	2	3
College, Intermediate Hospital 'A', Intermediate Hospital 'A' (2 nos), Nursing Home (2 nos), Police Station, Fire Station . . . . .	F 16	11.50
Intermediate Hospital 'A', Intermediate Hospital 'B', Police Station, Fire Station, Nursing Home (2 nos.) . . . . .	F 17	6.75
College, General Hospital, Intermediate Hospital 'A' (2 nos.), Intermediate Hospital 'B' (2 nos.), Police Station, Nursing Homes (3 nos.) . . . . .	F 18	20.00
Intermediate Hospital 'A' (2 nos.) Intermediate Hospital 'B' (2 nos.), Head Post Office, Telegraph Office, College, Nursing Home . . . . .	F 19	12.50
Police Station, Head Post Office . . . . .	FC 20	1.60
Intermediate Hospital 'B'. . . . .	FC 21	1.00
College, Nursing Homes (2 nos). . . . .	FC 22	5.25
Intermediate Hospital 'A', Intermediate Hospital 'B' . . . . .	FC 23	3.75
College, Intermediate Hospital 'A', Nursing Homes (2 nos), Police Station . . . . .	FC 24	8.50
College, General Hospital, Nursing Homes (3 nos), Police Station, Telephone Exchange, Fire Station. . . . .	FC 25	14.40
College, Intermediate Hospital 'A', Nursing Home . . . . .	FC 26	7.30
<b>PLANNING DIVISION 'F'</b>		
Intermediate Hospital 'A', Intermediate Hospital 'B', Fire Station, Department of Telegraph, Head Post Office, Nursing Home . . . . .	FC 27	6.50
Intermediate Hospital 'A', Intermediate Hospital 'B', Nursing Homes (2 nos.) . . . . .	FC 28	4.25
ITI + Technical School + Coaching Centres, Intermediate Hospital 'A' (3 nos), Intermediate Hospital 'B' (2 nos), Police Station, Fire Station, Telephone Exchange, Department of Telegraph, Head Post Office, Nursing Home (4 nos.) . . . . .	FC 29	20.00
Intermediate Hospital 'A', Intermediate Hospital 'B' (2 nos), Nursing Homes (2 nos.) . . . . .	FC 30	5.20
Intermediate Hospital 'A', Intermediate Hospital 'B', Fire Station . . . . .	FC 31	4.80
Intermediate Hospital 'A' (2 nos), Intermediate Hospital 'B', Police Station, Head Post Office . . . . .	FC 32	18.70
Socio-Cultural, Intermediate Hospital 'A' (2 nos.), Intermediate Hospital 'B' Head Post Office, Nursing Homes (3 nos.), Fire Station . . . . .	FC 33	12.00
<b>PLANNING DIVISION 'C'</b>		
General Hospital, Intermediate Hospital 'A', Intermediate Hospital 'B', Nursing Home, Police Station, Fire Station, Head Post Office . . . . .	F 34	11.65

1	2	3	1	2	3
Intermediate Hospital 'A', Intermediate Hospital 'B', Police Station, Nursing Homes (3 nos.)	F 35	6.00	General Hospital, College, Police Station, Fire Station, Intermediate Hospital 'B' (2 nos), Nursing Homes (4 nos)	FC 55	16.68
Intermediate Hospital 'A', Nursing Homes (4 nos.)	F 36	4.00	College, Police Station, Fire Station, Intermediate Hospital 'A' (2 nos), Intermediate Hospital 'B' (3 nos), Telephone Exchange, Technical Education Centre, Telegraph Office, Head Post Office+Administration Office, Nursing Homes (4 nos).	FC 56	24.42
Intermediate Hospital 'A', Nursing Homes (3 nos.)	F 37	4.00	Police Station, Intermediate Hospital 'A' (2 nos), Intermediate Hospital 'B' (2 nos), Nursing Homes (4 nos), College, Telephone Exchange, Fire Station, Head Post Office	FC 57	35.00
Intermediate Hospital 'A', Intermediate Hospital 'B', Police Station	F 38	5.00	College, Intermediate Hospital 'A' (2 nos), Intermediate Hospital 'B', Nursing Homes (2 nos), Police Station	FC 58	12.00
Police Station, Forensic Science Laboratory, Head Post Office	F 39	2.40	College, Intermediate Hospital 'A' (2 nos), Intermediate Hospital 'B' (2 nos), Nursing Homes (5 nos), Police Station, Jail, Fire Station, Head Post Office	FC 59	37.00
College, ITI+Polytechnic, Fire Station	F 40	9.00	Police Station, Intermediate Hospital 'A', Nursing Homes (2 nos)	FC 60	4.75
Socio-Cultural, College, Telephone Exchange, Department of Telegraph, Police Station, General Hospital, Fire Station	F 41	18.50	Intermediate Hospital 'A', Intermediate Hospital 'B'	FC 61	4.00
College, ITI- Technical School, General Hospital, Intermediate Hospital 'B', Nursing Homes (2 nos).	F 42	15.50	(b) SERVICE CENTRES		
Police Station, Fire Station, University Campus, Intermediate Hospital 'B', (2 nos.) Department of Telegraph, Head Post Office	F 43	13.20	No. of Service Centres	No. of LPG Godowns	Area in Hectare
College, Intermediate Hospital 'B', Nursing Homes (2 nos.)	F 44	6.00	DIVISION 'B'		
College, Police Station, Fire Stations, Nursing Homes (2 nos.)	F 45	6.95	S 1	4	3.75
College	F 46	4.00	DIVISION 'D'		
Police Station, Fire Station, Nursing Homes (3 nos.)	F 47	3.20	S 2	4	2.20
PLANNING DIVISION 'H'+Rohini			DIVISION 'E'		
College, Police Station	FC 48	5.75	S 3	4	4.00
Socio-Cultural Facilities	FC 49	10.00	S 4	4	8.00
General Hospital, Intermediate Hospital 'A', Intermediate Hospital 'B' (2 nos.) Nursing Homes (3 nos), Police Station, Telephone Exchange, Department of Telegraph, Head Post Office, College	FC 50	20.00	S 5	2	1.50
College, Police Station	F 51	15.04	S 6	4	3.00
General Hospital, College, Police Station, Fire Station, Intermediate Hospital 'A' (2 nos.), Intermediate Hospital 'B' (2 nos), Telephone Exchange, Department of Telegraph, Head Post Office, Nursing Homes (5 nos.)	F 52	22.35	S 7	4	2.25
ITI+Polytechnic, Police Station, Intermediate Hospital 'A', Nursing Home, Head Post Office	F 53	18.50	S 8	2	2.50
General Hospital, College, Police Station, Fire Station, Intermediate Hospital 'A' (2 nos), Intermediate Hospital 'B', Technical Education Centre, Head Post Office, Nursing Homes (4 nos).	FC 54	5.542	S 9	4	3.50
			S 10	4	3.20
			S 11	4	3.15
			DIVISION 'F'		
			S 12	4	1.80
			DIVISION 'G'		
			S 13	2	1.08
			S 14	4	5.00
			S 15	4	7.55
			S 16	4	16.00
			S 17	4	7.00
			DIVISION 'H'		
			S 18	6	5.50
			S 91	6	5.00

## ANNEXURE—IA

## Recommended Tree Plantation :

## (a) East Zone :

The following trees are recommended for Group Plantation in lowlying area.

1. Bamboo in clusters
2. *Casurina equisetifolia*
3. *Eucalyptus*
4. *Salix*.

The following trees are recommended for the purpose of Colour and Aesthetics.

1. *Callistemon lanceolatus*
2. *Lagerstroemia-flos-reginii*
3. *Peltophorum ferrugenum*.

The following trees are recommended in Woodland and Road Side Plantation.

1. *Dalbergia sissoo*
3. *Ficus religiosa*
3. *Ficu religisa*
4. *Peltophorum ferrugeneum*
5. *Terminalia arjuna*.

## (b) South Zone :

The following trees are recommended in Woodland and Road Side Plantation.

1. *Ailanthus excelsa*
2. *Alstonia scholaris*
3. *Anthocephalus cadamba*
4. *Azadiracta indica*
5. *Bassia latifolia*
6. *Cassia fistula*
7. *Cassia siamea*
8. *Dalbergia sissoo*
9. *Ficus infectoria*
10. *Ficus tsiela*
11. *Polyalthia longifolia*
12. *Putranjiva rox-burghii*
13. *Schleichera trijuga*
14. *Tamrindus indica*
15. *Terminalia arjuna*

The following trees are recommended in Parks and Gardens.

1. *Acacia auriculiformis*
2. *Bauhinia* sp.
3. *Bombax malabaricum*
4. *Cassia* sp.
5. *Chorisia speciosa*
6. *Colvillea racemosa*

7. *Crataeva religiosa*

8. *Delonix regia*

9. *Erythrina indica*

10. *Jacrandia mimosifolia*

11. *Lagerstroemia* sp.

12. *Mimusops elengii*

13. *Peltophorum ferrugenum*

14. *Plumaria alba* var

15. *Saraca indica*

16. *Tecoma argentea*.

## (c) West Zone :

The following trees are recommended in Woodland and Road Side Plantation.

1. *Alstonia scholaris*
2. *Azadiracta indica*
3. *Butea frondosa*
4. *Cassia fistula*
5. *Dalbergia sissoo*
6. *Diospyros montana*
7. *Ficus infectoria* glomerata
8. *Pongamia glabra*
9. *Pterospermum acerifolium*
10. *Tamrindus indica*
11. *Terminalia arjuna*

The following trees are recommended in Parks and Gardens.

1. *Acacia auriculiformis*
2. *Bauhinia* var
3. *Cassia fistula*
4. *Crataeva religiosa*
5. *Delonix regia*
6. *Erythrina indica*
7. *Jacrandia mimosifolia*
8. *Lagerstroemia-flos regini*
9. *Mimusops elengil*
10. *Peltophorum ferrugenum*
11. *Plumeria alba* var
12. *Pterospermum acerifolium*
13. *Saraca indica*
14. *Tecoma argentea*
15. *Schleichera trijuga*.

(d) North East Zone : As per East Zone.

(e) North West Zone : As per West Zone.

## ANNEXURE II

## Fixed Use in Different

## Residential Areas

## GROUP-I Residential Area

(a) The following plotted areas developed prior to Master Plan :

1. New Rajender Nagar
2. Model Town
3. Rajouri Garden
4. Punjabi Bagh
5. Defence Colony
6. Kailash, Greater Kailash and Extension
7. Nizamuddin
8. Golf Links
9. Sunder Nagar
10. Hauz Khas, Enclave and extension
11. Jangpura West
12. Jorbagh
13. Diplomatic Enclave
14. Green Park

(b) All plotted trees general and co-operative house building plotted areas sanctioned after 1960.

(c) Any other areas not covered in Group-II and column a & b of Group-I.

## GROUP-II Residential Area

(a) Rehabilitation plotted residential areas and other plotted residential areas with commercial penetration.

1. Roop Nagar
2. Kamla Nagar
3. Shakti Nagar
4. Rajender Nagar
5. Patel Nagar
6. Gandhi Nagar
7. Krishan Nagar
8. Geeta Colony
9. Shahdara
10. Rohtas Nagar
11. Balbir Nagar
12. Rana Pratap Bagh
13. Timarpur
14. Shivaji Park
15. Moti Nagar
16. Mansarovar Garden
17. Vijay Nagar
18. Ramesh Nagar
19. Kingsway Camp
20. Multan Nagar
21. Kirti Nagar
22. Tilak Nagar
23. Indrapuri
24. Kalkaji
25. Shahdara Town
26. Lajpat Nagar
27. Malviya Nagar

(b) All J.J. & Resettlement Colonies

(c) All Urban Villages

## GROUP-III Residential Area

Unauthorised colonies regularised from time to time.

## ANNEXURE III

## Classification of Industries

A. The following manufacturing units are permitted as household industry ; in service centre as part of Local Shopping Centre, Community Centre, District Centre and

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Sub Central Business District; in Light & Service Industry Use Zone-M1, Flatted Group Industry; and Extensive Industry Use Zone-M2.

1. Agarbati & Similar Products
2. Assembly & repair of electrical gadgets
3. Assembly & repair of electronic goods
4. Assembly & repair of sewing machines
5. Batic works
6. Blacksmithy
7. Block making & photoenlarging
8. Biscuit, pappey, cakes and cookies making
9. Button making, fixing of button & hooks.
10. Calico & Textile product
11. Cane & bamboo products
12. Clay & modelling
13. Coir & jute products
14. Cardboard boxes
15. Candles
16. Cooper & brass art wares
17. Cordage, rope & twine making
18. Carpentry
19. Contact lens
20. Canvas bags & holdalls making
21. Candies, sweets, rasmalai etc. (when not canned)
22. Cotton/silk printing (by hand)
23. Dari & carpet weaving
24. Detergent (without bhatti)
25. Embroidery
26. Framing of pictures and mirrors
27. Fountain pens, ball pens & felt pens
28. Gold and Silver thread, kalabattu
29. Hosiery products
30. Hats, caps, turbans including embroideries
31. Ivory carving
32. Ink making for fountain pens
33. Jewellery items
34. Khadi & handloom
35. Lace products
36. Leather footwear
37. Leather & rexine made ups
38. Production of following items
  - (i) Blanco cakes
  - (ii) Brushes
  - (iii) Crayons
  - (iv) Kulfi & confectionery
  - (v) Jam, jellies & fruit preserves
  - (vi) Musical instruments (including repairs)
  - (vii) Lace work and like
  - (viii) Ornamental leather goods like purses, hand bags
  - (ix) Small electronic components
39. Name plate making
40. Paper stationery items and book binding
41. Pith hat, garlands of flowers & pith
42. P.V.C. products (with one moulding machine)
43. Papier machine
44. Perfumery & cosmetics
45. Photosetting
46. Photostat & cyclostyling
47. Preparation of Vadi, Papad etc.
48. Processing of condiments, spices, groundnuts and dal etc.
49. Pan masala
50. Repair of watches & clocks
51. Rakhee making
52. Stone engraving
53. Sports goods
54. Surgical bandage rolling and cutting

55. Stove pins, safety pins & aluminium buttons (by hand press)
56. Silver foil making
57. Saree fall making
58. Tailoring
59. Thread balls & cotton fillings
60. Toys & dolls
61. Umbrella assembly
62. Village pottery industry (without bhatri)
63. Village oil ghanf
64. Velvet embroidered shoes/shawls
65. Vermicelli and macaroni
66. Wood carving & decorative wood wares
67. Wool balling & lachee making
68. Wooden/cardboard jewellery boxes (subject to no objection certificate from fire department)
69. Wool knitting (with machine)
70. Zari Zardozi

B. The following manufacturing units are permitted in service centre as part of Local Shopping Centre, Community Centre, District Centre and Sub Central Business District; in Light & Service Industry Use Zone-M1, Flatted Group Industry and Extensive Industry Use Zone-M2

71. Aluminium furniture
72. Air conditioner's parts
73. Aluminium sheets
74. Aluminium doors/windows/fitings
75. Assembly & repair of cycles
76. Atta chakki and spices & dal grinding
77. Auto parts
78. Belts and buckles
79. Bulbs
80. Bread and bakeries (restricted)
81. Cloth dying
82. Cotton ginning
83. Cotton & silk screen printing
84. Cycle chain
85. Cycle locks
86. Dal mills
87. Diamond cutting & polishing work
88. Electric fittings (switch, plug, pin etc.)
89. Electroplating minaplating, engraving
90. Electronics goods manufacturing (large scale)
91. Elastic products
92. Electric motor and parts
93. Electric press assembling
94. Engineering works
95. Grinders
96. Foundary (small job works)
97. Ice-cream
98. Ice boxes and body of the coolers
99. Iron grills and door making
100. Jute products
101. Key rings
102. Knife making
103. Marbles stone items
104. Machine tools
105. Mixers
106. Metal letter cutting
107. Motor winding works
108. Oil Industry
109. Powerlooms
110. Photographs, printing (including sign-board painting)
111. Printing press (provided not creating problem)
112. Repair of small domestic appliances and gadgets (like room heater, room coolers, hot plates etc.)
113. Rubber stamps
114. Sanitary goods

115. Screws and nails
116. Screen printing
117. Scissors making
118. Shoe-laces
119. Soap making
120. Spectacles and optical frames
121. Steel furniture
122. Steel lockers
123. Steel springs
124. Steel almirahs
125. Stamp pads
126. Surgical instruments and equipments
127. Table lamps & shades
128. Timber cutting
129. Tin box making
130. Transformer covers
131. T.V., radio, cassette recorders etc.
132. T.V./radio/transister cabinets
133. Tyre retreading
134. Typewriter parts manufacturing and assembling
135. Water meters repairing
136. Water tanks
137. Welding works
138. Wire knitting
139. Wooden furniture works

C. The following manufacturing units are permitted in Service Centre as part of Community Centre, District Centre and Sub Central Business District; in Light & Service Industry Use Zone-M1, Flatted Group Industry and Extensive Industry Use Zone-M2

140. Brass fittings
141. Castings (industrial)
142. Copper metal parts
143. Dies for plastic mouldings
144. Glass work (assembly type)
145. Hinges and hardwares
146. Locks
147. Lamps & burners
148. Milk cream separators
149. Polishing of plastic parts
150. Steel leaf spring manufacturing
151. Utensils

D. The following manufacturing units are permitted in Service Centre as part of District Centre and Sub Central Business District; in Light & Service Industry Use Zone-M1, Flatted Group Industry and Extensive Industry Use Zone-M2

152. Brief cases & bags
153. Decorative goods
154. Denting & painting of vehicles
155. Ice-factory
156. Metal containers
157. Rolling shutters

E. The following manufacturing units are permitted in Light & Service Industry Use Zone-M1, Flatted Group Industry & Extensive Industry Use Zone-M2

158. Aerated water and fruit beverages
159. Agriculture equipments repairing
160. Arms parts
161. Aluminium-ware, moulds of cakes & pastry
162. Attachee, suitcases and briefcases
163. Automobile services and repair workshop
164. Battery charging
165. Blower fans
166. Brushes and brooms
167. Brass work (pipes)



168. Builders hardware
  169. Button clips
  170. Buckets
  171. Confectionery candies and sweets
  172. Cold storage and refrigeration
  173. Cement products
  174. Copper-ware and utensils
  175. Cutlery
  176. Conduit pipes
  177. Drugs and medicines
  178. Door shutters and windows
  179. Electric lamp shades, fixtures
  180. Electrical appliances (room heaters, lamps etc.)
  181. Fabrication (like trusses and frames)
  182. Fluorescent light fitting (including neon-signs)
  183. Fruit canning
  184. Grinding works
  185. Household utensils (Welding, soldering, patching and polishing)
  186. Household/kitchen appliances
  187. Hand tools
  188. Helmets
  189. Iron foundries
  190. Industrial fasteners
  191. Interlocking and buttoning
  192. Ink making
  193. Laboratory porcelain, dental porcelain wares
  194. Laundry, drycleaning and dyeing
  195. Lantern, torches and flash lights
  196. Manufacturing of trunks and metal boxes
  197. Metal polishing
  198. Milkcream machines
  199. Milk testing equipments
  200. Miscellaneous machine parts
  201. Nuts, bolts, pulleys, chains and gears
  202. Optical instruments
  203. Oil stoves, pressure lamps and accessories
  204. Printing book binding, embossing and photograms etc.
  205. Padlock and pressed locks
  206. Precision instruments of all kinds
  207. Plastic jigs, fixtures and metal embossing
  208. Photography goods
  209. Paper cutting machines
  210. Pressure cookers
  211. Rings and eyelets
  212. Razor blades
  213. Stationery items (including educational & school drawing instruments)
  214. Steel wire products
  215. Sheet metal works
  216. Shoe making and repairing
  217. Shoe grindery
  218. Safety pins
  219. Stapler pins
  220. Tobacco products (cigarette and bidies)
  221. Tin products
  222. Tailoring materials
  223. Truck and bus (body building)
  224. Telephone parts
  225. Thermometers
  226. Upholstery springs and other springs
  227. Wax polishing
  228. Watch and clock parts
  229. Washing soap
  230. Water meters
  231. Zip fasteners
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F. The following manufacturing units are permitted in Extensive Industry Use Zone-M-2.

232. Automobile parts & casting
233. Acids & Chemicals (small scale)
234. Agriculture appliances & implements (medium scale)
235. Aluminium products
236. Aluminium anodising
237. Ancillary industries of the slaughter house
238. Auto electroplated accessories
239. Automobile leaf springs (large scale)
240. Battery boxes
241. Batteries & accessories
242. Cattle feed
243. Ceramics & potteries
244. Centrifugal pumps & small turbines
245. Concrete & mosaic products
246. Collapsible gates, railing & grills
247. Cotton ginning (large scale)
248. Duree and carpets (large scale)
249. Disinfectants & insecticides (small scale)
250. Dyeing, bleaching, finishing processing cloth (including mercerising calendering, glazing etc.)
251. Electrical motors, transformers and generators
252. Electroplating (large scale)
253. Enamel ware
254. Expanded metals
255. Fire fighting equipments
256. Fluorescent lights
257. Flour mill
258. Footwears
259. Foam piles
260. Fuel gases (including by-products)
261. Galvanised buckets
262. Glass products (small scale)
263. Grease, oil etc.
264. C.I., malleable pipe fittings
265. Hand press
266. Hume pipes (small scale)
267. Hydraulic press
268. Iron foundries (medium scale)
269. Iron pipes
270. Iron hammers
271. Lathe machines
272. Leather upholstery and other leather goods
273. Nickel polishing
274. Paints & varnishes
275. Plastic products (large scale)
276. Plastic dye
278. Polish work
277. Paper products
279. Processing of clay & other earths
280. P.V.C. Compounds
281. Polythene bags
282. Refrigerators & airconditioners
283. Rail coupling parts
284. Rubber goods (small scale)
285. Electric fans
286. Saw mills & wood work
287. Small machine & machine tools
288. Sprayers (hand & foot)
289. Structural steel fabrications
290. Sheet bending press
291. Speedometers
292. Steel re-rolling mills (small scale)
293. Steel casting
294. Steel wire drawings
295. Stone crusher parts
296. Scissors making
297. Spice factory

298. Surgical goods
299. Tarpaulin & tent cloth
300. Textiles mills (medium scale)
301. Toilet soap
302. Tractor parts
303. Typewriters
304. Umbrella ribs
305. Utensils
306. Vacuum flasks
307. Veneer of plywood
308. Water proof textile products
309. Wire drawing, coating and electric cables
310. Wire netting
311. Wine making
312. Wooden structural goods
313. Writing & marking ink
314. X-ray machines
315. Zinc polishing

The following conditions shall apply to respective class of industry.

**Class A**

Nos. 1 to 70.

These industrial units are permitted in residential premises with the following conditions.

Maximum number of workers—5

Power load—upto 1 KW.

**Class A & B**

Nos. 1 to 139

These industrial units are permitted in service centre (local shopping) with the following conditions.

Maximum number of workers—5

Power load—upto 3 KW.

**Class A, B & C**

Nos. 1 to 151.

These industrial units are permitted in service centre (community centre) with the following conditions.

Maximum number of workers—9

Power load—upto 3 KW.

**Class A, B, C & D**

Nos. 1 to 157

These industrial units are permitted in service centre (district centre Sub CBD with the following conditions.

Maximum number of workers—19

Power load—upto 5 KW.

**Class A, B, C, D & E**

Nos. 1 to 231.

(I) These units are permitted in the light industrial areas with the following conditions.

Maximum number of workers—50 Power load—upto 30 KW.

(II) These units are permitted in Flatted Group Industrial area also with the following conditions.

Maximum number of workers—50

Power load—upto 30 KW.

The industrial units permitted under Flatted Group Industry units shall not have excessive,

(i) Vibrations

(ii) Solid and liquid waste

(iii) Movement of raw material/finished products

**Class A, B, C, D, E & F**

Nos. 1 to 315.

These units are permitted in Existing Industrial areas with the following conditions.

Maximum number of workers in,

Existing units—500

New units—50

**ANNEXURE III-G**

**INDUSTRIES PERMITTED IN INDUSTRIAL AREA IN RURAL USE ZONE**

1. Activated carbon
2. Barley malt and extract
3. Ber candy and guava fruit bar
4. Cattle feed
5. Citrus fruit concentrate
6. Confectionery
7. Dal milling
8. Dehydrated vegetables
9. Eucalyptus oil
10. Flour Milling
11. Fuel briquettes
12. Grading waxing and polishing of malta
13. Grape vinger and juice
14. Ground nut oil
15. Guar split
16. Gur and khandsari
17. Handmade paper
18. Ice-cream
19. Lactic and oxalic acids
20. Milling pulses
21. Mustard oil and powder
22. Pasturised milk and its products
23. Pickles, Chutneys and Murabba
24. Poultry feed
25. Processed fruit and vegetables products
26. Pycolysed glucose and starch
27. Rapeseed oil
28. Red chillis oleresin
29. Rice milling
30. Sesame oil
31. Spice grinding
32. Sugarcane wax
33. Straw boards
34. Surgical bandage
35. Tamato ketchup and vegetable sauce
36. Weaning food
37. The industrial units given in his annexure under part A with serial numbers 1 to 70 shall also be permitted.

**ANNEXURE III-H**

**INDUSTRIES PROHIBITED WITHIN UNION TERRITORY OF DELHI**

**(a) HAZARDOUS/NOXIOUS INDUSTRIAL UNITS**

**CELLULOSIC PRODUCTS**

- |   | Characteristics   |
|---|---|
| 1. Carbon black and carbon blacks of all kinds  | Fire hazard   |
| 2. Crude oil refining, processing and cracking, petroleum jelly, neptha Cracking including gas packing etc. | Inflammable fumes and noise                             |
| 3. Fuel oils, illuminating oils and other oils such as sthetic oil, shale oil, lubricants.                  | Fire hazard   |
| 4. Industrial alcohol   | Unpleasant smell  |
| 5. Matches  | Fire hazard   |
| 6. Newsprint  | Unpleasant smell, contaminated waste water, fire hazard |

- |  |             |
|--|-------------|
| 7. Paints, enamels, colours, varnish, (other than litho varnish) varnish removers, turpentine and turpentine substitutes | Fire hazard |
| 8. Petroleum-coke, graphite production   | Fire hazard |
| 9. Printing ink  | Fire hazard |
| 10. Rayon fibre, waste products, mayophane paper etc., cellulose nitrate, celluloid articles, scraps and solution        | Fire hazard |

**CEMENT AND REFRACTORIES**

- |   |                         |
|---|-------------------------|
| 1. Enamelling vitreous                                | Smoke                   |
| 2. Glass furnaces (more than 3 ton capacity)          | Fire hazard             |
| 3. Heavy metal forging (using steam and power hammer) | Noise, smoke, vibration |
| 4. Mechanical stone crushing                          | Dust, slurry, noise     |
| 5. Portland cement                                    | Dust                    |
| 6. Refractories                                       | Smoke                   |

**EXPLOSIVES AND AMMUNITION**

- |   |             |
|---|-------------|
| 1. Explosives or their ingredients such as fire-works, gunpowder, gun cotton etc. | Fire hazard |
| 2. Industrial gelatine nitro glycerine and fulminate                              | Fire hazard |

**FERTILISERS**

- |  |                                    |
|--|------------------------------------|
| 1. Nitrogenous and phosphatic fertilisers; except mixing of fertilisers for compound ing (large-scale) | Fire, noise noxious gases and dust |
|--|------------------------------------|

**FRUITS**

- |  |   |
|--|---|
| 1. Abattoirs   | Obnoxious smell waste water                       |
| 2. Alcohol distillery, breveries and potable spirits | Noise, fire hazard unpleasant smell due to oxygen |
| 3. Sewer refining                                    | Unpleasant smell fire hazard                      |
| 4. Vegetable oil                                     | Noise, unpleasant smell                           |

**INORGANIC CHEMICAL INDUSTRIES**

- |  |  |
|--|--|
| 1. Acid-sulphuric acid, nitric acid, acetic acid, hydrochloric acid, phosphoric acid, battery acid, benzoic acid, carbolic acid, chlorosulphuric acid etc. | Fire hazard, offensive fumes and smoke |
| 2. Alkalies-caustic soda, caustic potash, soda-ash etc.  | Fire hazard, corrosive                 |
| 3. Carbon-disulphide, ultra-marine blue, chlorine-hydrogen etc.  | Fire hazard dust and fumes             |
| 4. Mineral salts (which involves use of acids)   | Fire hazard fumes and smoke            |

**LEATHER AND OTHER ANIMAL PRODUCTS**

- |  |                 |
|--|-----------------|
| 1. Animal and fish oils  | Fire hazard     |
| 2. Bone-grist, bone-meal, bone powder or storages of bones in open | Obnoxious smell |
| 3. Glandular extraction  |                 |
| 4. Glue and gelatine from bones and flesh                          | Obnoxious smell |
| 5. Leather tanning   | Obnoxious smell |

**METALLURGICAL INDUSTRIES**

- |  |                                    |
|--|------------------------------------|
| 1. Blast furnaces                              | Noise, dust smoke and fire hazard  |
| 2. Roasting of ore sulphide oxides of mixtures | Noise, dust smoke and fire hazard  |
| 3. Sintering, smelting                         | Noise, dust smoke and fire hazard. |

**ORGANIC CHEMICAL INDUSTRIES**

- |   |   |
|---|---|
| 1. Acetylides, phridines iodoform, chloroform, B-nepthol etc.                     | Fire hazard, smell                      |
| 2. Compressed permanent liquified and dissolved industrial gases                  | Fire hazard                             |
| 3. Dyes and dye-stuff intermediates   | Acidic liquid effluent                  |
| 4. Insecticides, pesticides, fungicides   | Unpleasant smell, dusty and fire hazard |
| 5. Organic solvent, chlorinated minerals, methanol, aldehydes, methylated spirits | Fire hazard unpleasent smell            |
| 6. Phenols and related industries based on coaltar distillation                   | Fire hazard                             |
| 7. Polythylene, P.V.C., resins, nylon   | Fire hazard                             |
| 8. Synthetic detergents   |   |
| 9. Synthetic rubber   | Liquid effluent with unpleasant smell   |

**PAPER AND PAPER PRODUCTS**

Mfg. of paper pulp, paper board and straw boards (large scale)

**POISONS**

Ammonium-sulphoazide, arsenic and its compounds, barium carbonate, barium cyanide, barium ethyle sulphate, barium acetate, cinabar, copper sulphocyanide, ferrocyanide, hydro-cyanide, hydro-cyanic acid, potassium biocalate, potassium-cyanide, prussiate of potash, pyrogallol acid, silver cyanide.

**RADIOACTIVE ELEMENTS**

Thorium, radium, and similar isotopes and recovery of rare-earth

**RUBBER INDUSTRIES**

Reclamation of rubber and production of tyres, rubber solutions containing mineral naphtha, rubber waste

**TEXTILES**

- |  |                                    |
|--|------------------------------------|
| 1. Clean rags, oily and greasy rags      | Fire hazard                        |
| 2. Flax yard and other fibres            | Fire hazard                        |
| 3. Oil sheets and water proof clothings  | Fire hazard                        |
| 4. Textile finishing bleaching and dying | Acidic waster water                |
| 5. Wool spinning                         | Impure liquid waste due to washing |

**WOOD AND WOOD PRODUCTS**

Distillation of wood, seasoning and curing

**MISCELLANEOUS**

Calcium carbide, phosphorus, aluminium-dust paste and powder, copper, zinc etc.(electrothermal industries)

## (b) Heavy and Large Industries

1. Agricultural implements (large scale)
2. Air and gas compressor
3. Aircraft building
4. Automobiles and coach building
5. Bicycles (large scale)
6. Conveyors and conveying equipments
7. Cotton textile (large scale)
8. Cranes and hoists
9. Diesel engines
10. Earth moving machinery
11. Electrical steel sheets and stampings
12. Electric wires and cables (large scale)
13. Foundaries (heavy)
14. Central industrial machinery (such as hydraulic equipments, drilling equipments, boilers etc.)
15. Heavy iron and steel forging
16. Hume pipes (large scale)
17. Industrial trucks, trailers, stakers etc.
18. Lifts
19. Locomotives and wagons
20. Motor cycles and scooters
21. Optical glass
22. Other primary metal industries (e.g. cold rolled sheet, alloy sheet etc.)
23. Power driven pump and pumping equipments
24. Sewing machines (large scale)
25. Sluice gates and gearings
26. Special industrial machinery
27. Steam engines
28. Steel pipes and tubes
29. Steel chains
30. Steel works, rolling and re-rolling mills
31. Structural steel fabrication (large scale)
32. Sugar
33. Telephone equipments
34. Tractors and agricultural machinery (power driven)
35. Under frames and chasis
36. Water turbines
37. Wire ropes
38. Woollen textiles (large scale)

## ANNEXURE IV

## REGULATIONS FOR EXISTING RESIDENTIAL AREAS

## (a) Minimum Plot Size

The minimum size of an individual residential plot for a two storey, two family dwelling should be 125 sq. yards (104.51 sqm). In the case of low cost housing for low income groups and slum rehousing the minimum plot size could be 80 sq. yards (66.88 sqm) for two dwelling units one on each floor and about 33 sqm for single for single dwelling unit—two storeys without barsati.

## (b) Plot Coverage

The plot coverage shall be as follows:

	Coverage on each floor
1. Upto 300 sq. yards (250.83 sqm)	60%
2. Above 300 sq. yards (250.83 sqm) and not exceeding 600 sq. yards (501.66 sqm)	50%
3. Above 600 sq. yards (501.66 sqm) and not exceeding 1,200 sq. yards (1003.32 sqm)	40%
4. Above 1,200 sq. yards (1003.32 sqm)	33.1/3%

Provided that in the areas which, prior to the establishment of the Municipal Corporation of Delhi, were included within the jurisdiction of the Delhi Municipal Committee, the permissible plot coverage for plots not exceeding 200 sq. yards (167.22 sqm.) shall be as under:

(i) Not exceeding 100 sq. yards (83.61 sqm.) 75 per cent on each floor.

(ii) Above 100 sq. yards (83.61 sqm.) and not exceeding 200 sq. yards (167.72 sqm.) 66-2/3 per cent on each floor.

The area to be covered area in no case be less than the permissible covered area for the largest size plot in the lower category. For example, the area to be covered in a plot of 1028.44 sqm (1230 sq. yards) will be 40 per cent of 1003.36 sqm (1,200 sq. yards) i.e. 401.34 sqm (480 sq. yards) and not 1/3rd of 1028.44 sqm (1230 sq. yards) which is only 342.81 sqm. (410 sq. yards).

## (c) Floors

In individual residential plots, normally only two storeyed buildings may be allowed plus provision of barsati floor at the top. In individual plots exceeding 200 sq. yards, a building raised on stilts may be permitted, provided the stilts floor shall be treated as one of the main floors of the building. In individual plots of 300 sq. yards (250.83 sqm.) and above with front on roads with a right of way of 80 ft. (24.38 sqm) and above full three storeyed construction with barsati on top may be allowed, where a barsati is permitted, not more than 50 per cent of the covered area on the ground floor or the floor immediately below the barsati or 1000 sq. ft. (92.9 sqm) whichever is less, should be allowed to be covered including the area covered by a stair-case leading to the barsati. The barsati may be enclosed. For the purpose of density calculation barsati floor is reckoned as a dwelling unit.

## (d) Setback Lines

The following setback lines are prescribed depending upon the depth of plot for individual plots:

## (i) Front Setback

Depth of plot	Min. set back required from plot line
1. Upto 60 ft (18.28 m)	10 ft (3.04 m)
2. Above 60 ft (18.28 m) and not exceeding 90 ft (27.43 m)	15 ft (4.57 m)
3. Above 90 ft (27.43 m) and not exceeding 120 ft (36.57 m)	20 ft (6.08 m)
4. Above 120 ft (36.57 m) and not exceeding 150 ft (45.72 m)	25 ft (7.61 m)
5. Above 150 ft (45.72 m) and not exceeding 200 ft (60.96 m)	30 ft (9.14 m)
6. Above 200 ft (60.96 m)	40 ft (12.16 m)

## (ii) Rear Set Back Line

Besides the front set back line, set back should also be provided at the rear of the plots according to Municipal bye-law, subject to height restrictions to allow sufficient light and air circulation.

## (iii) Side Set Back Line

Side set backs of at least 10 ft. (3.04 m) from plot line on each side should be left on detached plots.

In semi-detached plots side set back on one side should be at least 10.0' (3.04m) from the plot line to the building line.

For row housing, corner plots should be suitably set back from the road right of way, according to traffic requirements.

Where garages are to be provided in order to allow for easy turn of motor vehicles, the garages should be set back 15 ft (4.57 sqm) from the centre line of the service lane.

(1) The number of servants quarters in various sizes of plots will be reckoned as under :

(i) Plots upto 300 sq. yards (250.83 sqm).

(ii) Plots above 306 sq. yards (250.83 sqm) One servants' quarter per dwelling unit.

(2) Each servants quarter shall comprise one habitable room of area not more than 120 sq ft (11.14 sqm) floor area, exclusive of cooking verandah, bathroom and lavatory.

(3) For the purpose of density calculation, the number of persons—per servants' quarter will be reckoned as 2.

#### ANNEXURE V

(a) List of Manufacturing Units (types) to be shifted immediately from Walled City to Industrial Areas.

1. Electric cable and wire
2. Plastic, P.V.C. and rubber goods
3. Electroplating including different types of metal polishing.
4. Paint.
5. Dye
6. Acid and chemicals
7. Spice grinding
8. Grease
9. Card Box (large size)
10. Battery box
11. Tobacco processing
12. Metal box (large size)
13. Any other noxious type manufacturing & processing unit.

(b) The following trades shall be shifted to the areas specifically marked for respective trades :

1. P.V.C. wholesale market (may be shifted at Patparganj, subject to a detailed study).
2. Trade dealing with hazardous chemicals.
3. Dairies.
4. Large godowns/warehouses (to be shifted in a phased manner).
5. Fruit and vegetable market (Phool Mandi).

#### ANNEXURE VI

##### Summary of main proposals

##### 1. Regional and Sub-regional frame :

Delhi's population is growing at a very rapid pace, creating complex problems of urban development and management; if part of this growth could be channelised into other cities the smaller ones, it could provide relief to the core city and will prove to be a source of strength to the smaller settlements. In this context, for the balanced regional development, the Ministry of Works & Housing of the Union Govt. are co-ordinating the efforts of Delhi and the adjoining States through a plan for the National Capital Region (NCR) which includes some parts of Haryana, U.P. and Rajasthan besides the Union Territory of Delhi.

At sub-regional level Delhi Metropolitan Area (DMA), including the Union Territory of Delhi, should be considered as one urban agglomeration for the purpose of planning. Thus the regional context i.e. DMA & NCR concepts and plans have become more important today than they were in 1962. In the Plan the policies for the balanced development of the NCR have been stated and the Delhi Metropolitan Area has been redefined, taking into consideration the urban settlement at the doorsteps of Delhi and the Ridge in the South which extends to Haryana.

##### 2. Population and Employment

At the present rate of growth Delhi's population would be 144.26 lakhs in urban areas and 5.27 lakhs in rural areas by the year 2001. Though regional development has lagged behind, but considering the positive actions which would

be taken in this respect, population for the Union Territory of Delhi has been projected to be 121.73 lakhs in urban areas and 6.37 lakhs in rural areas. The present employment of 11 lakh would increase to about 49 lakh by the year 2001. Land and infrastructural provision would be required to accommodate this employment. To restrict the rapid growth of population, only essential Central Government Offices which serve the Ministries of the Government of India and only the liaison offices of the Undertakings should be located in Delhi. The Quasi-Government employment needs to be judiciously distributed in the regional towns and the counter magnets which are part of the National Capital Region.

Also to contain the trend of increasing employment in industrial sector, only non-polluting industries employing not more than 50 workers should be allowed in Delhi Urban Area.

To accommodate the 122 lakh urban population by the year 2001 a two-pronged strategy has been recommended :

(i) To increase the population holding capacity of DUA-81 by about 3 million.

(ii) Extension of urbanisable limits to accommodate additional 4 million (approximate) population.

##### 3. Shelter

Emphasis should be both on the development of new housing areas as well as on conservation, improvement and revitalisation of the existing residential areas. About 16.2 lakh new housing units are required in the next two decades, as given in the main text.

Housing cooperatives in Delhi, which are an overlapping sector between public and private, have been a reasonable success and should be further encouraged.

Earlier the plan had proposed general public housing in the form of two family development alongwith multi-family (Group Housing). Recently the two family plotted development has been permitted a third family unit on the Bar-sati floor. Surveys/studies have indicated that plotted development for a long time remain only single storey built and also that group housing in the overall study design has a very marginal intensive use of land. Further relating housing to (i) Affordability, (ii) Efficiency of land utilisation (Landuse intensity), (iii) Equity (Social distribution of Land), the most appropriate type of general housing would be partially built plotted housing on individual plots of 70 to 80 sqm. Part of housing could be provided in the form of three family plots developed into walk up dwelling units, varying from 150 sqm to 250 sqm and multi-family housing. Cooperatives for general housing should be given a bigger role and small cooperatives with individual housing on plotted basis could also be introduced.

##### 4. Conservation, revitalisation and Environmental improvement

Conservation and revitalisation is required in case of traditional areas like the walled city. This requires : (i) shifting of noxious and hazardous industries and trades and delimitation of non-residential activities, (ii) Upgrading of physical and social infrastructure, (iii) Introduction of transport modes of medium capacity and medium speed and management and regulation to traffic, (iv) Conservation and restoration of historical buildings, (v) Revitalisation of organic residential areas.

4A. Resettlement Colonies : Immediate need of resettlement colonies is provision of individual services i.e. water, sewerage and electricity. Non-Govt. organisations should supplement social action of Govt. departments and income supplementation programmes specially for women should also be undertaken. Regular sewerage may not be possible immediately in many areas because of non-availability of connecting line or financial constraints. In such cases, the low cost sanitation through two pit method on individual or collective basis should be adopted. For construction of dwelling in resettlement colonies by individual families, system of institutional financing for this category is needed.

4B. Unauthorised Colonies : Unauthorised colonies are generally the result of lack of discipline and serious shortage

of housing. The house owners of such colonies which have been considered for regularisation could be asked to form societies and come forward with plans for improvement of the target group.

4C. Urban Villages : These old settlements should be provided with basic services and amenities while preserving to the extent possible their traditional life style.

#### 5. Industry

According to the existing regulations, a large number of existing industrial units are non-conforming located as these are in the residential and commercial use zones. Thus the overall question of conforming/non-conforming and overall compatibility of industries has been studied in detail. It is now recommended that (a) industrial units which are of compatible nature may continue in the residential areas and similar type of new industrial units could also be permitted (b) Industrial units which are highly incompatible should be immediately (maximum period 5 years) shifted from the residential and commercial areas to planned estates (c) Industrial units of intermediate category which are neither compatible nor highly incompatible may continue for the present but they should be offered alternative allotments in the industrial area and position reviewed at 2 stages after 5 years and 10 years (d) No new extensive industries should be permitted in Delhi.

#### 6. Trade & Commerce

To accommodate requirements of shopping-cum-commercial offices and other related activities like Cinemas, Hotels, and ancillary facilities, the five tier system of commercial areas ranging from CBD to convenience shopping with some modifications has been retained. Besides the CBD in the Old City, Connaught Place and Karol Bagh two sub-CBDs, one in the Trans Yamuna area and other in the urban extension, are proposed. Besides five district centres already in different stages of development, 20 new district centres have been envisaged, 14 in the existing urban limits and six in the urban extension.

6A. Wholesale Trade : For wholesale trade, four regional wholesale markets in different directions have been proposed. The wholesale markets have to be integrated with freight complexes, so that wholesale business could be operated more efficiently and in a better environment. To effectuate decentralisation, 11 regional-cum-local wholesale markets as secondary wholesale markets are recommended to be developed in different planning divisions.

#### 7. Transportation

Keeping in view the physical forms obtainable in the existing urban areas like, Old Delhi, New Delhi and contemporary developments, as also the projected rate of trip generation, a multi mode transportation system, consisting of ring rail, light rail and Bus transport inter-linking various parts is proposed.

New modes proposed for the intracity passenger movement is the light railway, which has a capacity upto 20,000 passengers per hour. In the existing urban area and in the urban extension about 200 km. of light rail would be required by the year 2001.

For the Central congested areas of the Walled City, re-introduction of tramways along select number of routes is recommended. However, introduction of trams in this area should be supported by a restraint on the use of private modes of transport and provision of parking at interchange points.

To provide safe environment for bicycle movement in certain corridors, fully segregated cycle tracks need to be provided by adjusting existing road sections and making use of land available by the side of Nullah.

For inter-city passenger movement, four metropolitan passenger terminals on major rail linkages have been recommended. All these Metropolitan Passenger Terminals would have one inter-state bus terminus each and would be linked with different parts of the city through light rail and bus transportation. Another bus terminus has been proposed near Dhaula Kaun.

7A. Goods Movement : For the integration of goods movement through road and rail, freight complexes consisting of wholesale markets warehousing, trucks and rail transport terminals have been recommended on four major rail road links close to the proposed Metropolitan Passenger Terminals.

7B. Metropolitan Transport Authority : To run a multi-model complex transportation system for Delhi on rational lines, Delhi needs a unified single transport authority.

#### 8. Physical Infra structure

8A. Water Supply : Delhi would need additional water supply to the extent of 671 million gallons per day (MGD) by the year 2001. This is expected from Tehri Dam in U.P., Kishau and Lakhwar and Giri Dams in Himachal Pradesh and through exchange of water with Haryana. The supply system would require enhancement of the existing four water treatment plants and construction of a new treatment plant.

8B. Sewerage : To serve entire population with sewerage, the existing sewerage capacity of 118 MGD would be required to be augmented to 900 MGD with the availability of water. This would require enhancement of the capacity of our existing sewerage treatment plants and construction of three new sewerage treatment plants including Rithala plant which is in the process. The areas where immediate regular sewerage is not possible intermediate low cost sanitation system should be adopted as a short range provision.

8C. Power : Delhi's requirement of power by the year 2001 is estimated to be 2500 MW. For additional requirement it would have to bank upon the northern power grid. To meet the targetted demand of 2500 MW by the year 2001, the power distribution network would be required to be taken over to 400 KV grid from existing 220 KV grid.

8D. Solid Waste Management : Solid waste generated in different parts of Delhi would increase from 2300 tons per day in 1981 to 6735 tons per day in 2001. Considering the nature of solid waste and the economy of its disposal, major part of solid waste has been proposed to be disposed off in sanitary land fill. No new site for compost plant has been proposed. It is recommended that the experience of the existing two compost plants with MCD and NDMC be reviewed in 1992 and if necessary policy could be modified.

#### 9. Social Infrastructure

9A. Health : Two tier system in the form of general hospital and health centre earlier proposed did not satisfy the full requirements of health needs, thus a six-tier system has been evolved consisting of (i) general Hospital (500 beds), (ii) Intermediate Hospital category A (200 beds), (iii) Intermediate Hospital category B (80 beds), (iv) Poly-clinic with some observation beds, (v) Nursing home and child welfare and maternity centre and (vi) Dispensary.

9B. Education : Besides land reservation for normal education facilities, land would also be reserved for technical and professional education institutions and also for central and integrated schools to overcome the present shortcomings.

9C. Telecommunications : Reservations of land for telephone exchanges has been proposed so as to increase the telephones per hundred population from 3.37 in 1981 to 10 in the year 2001. Revised standards have been worked out for infrastructure (social) including postal facilities, police, milk distribution, etc.

9D. Facilities and service centres : To accommodate facilities in groups in the existing urban areas facility centres have been proposed. Similarly, to accommodate the additional need of repair and service shops, service centre concept has been evolved.

#### 10. Environment

10A. Natural Features : Two major natural features in Delhi area, the Ridge and River Yamuna. Though part of the Ridge in Delhi has been erased, the total Ridge area since available is about 8000 Hect. This should be conserved with utmost care and should be afforded with indigenous species with minimum of artificial landscape.

River Yamuna now has a high level of pollution, which is mainly from the untreated sewerage and waste from industrial areas. Strict enforcement of water pollution Act is needed to keep the river clean. Channelisation of the river as proposed shall provide scope for a major river front development scheme and also promote amelioration of the environment.

**10B. Lung Spaces :** Part of the areas reserved for parks within DUA-81 are recommended to be developed for intensive recreational activities such as special children parks, picnic areas, etc. At least 30 per cent of the district parks area should be developed as woodland for ecological stability. Due emphasis is given on the development of sports facilities for all age groups in the form of neighbourhood play area, district and divisional sports centres.

**10C. Replantation :** There are large number of trees in parks, which have completed their full span of life. This is specially true of the trees in New Delhi area. Replantation as a cyclic process is recommended.

**10D. Urban aesthetics and conservation of city's past :** Delhi has a tradition of Urban Design, which has been lost in recent past. Four-pronged policy—(i) Identification of areas of significant natural and built environment for special treatment (ii) Visual integration of various parts of the city (iii) Conservation of city's past (iv) Policy for tall buildings and major urban projects has been worked out to revive the same.

The central part of Delhi has well developed social and cultural institutions, for the city's expansion. With the increasing population additional areas for social and culture activities have been earmarked. Areas along Central Vista from Janpath to National Stadium needs to be continued to be reserved for social and cultural institutions.

**10E. Water and air pollution :** Water and air pollution, based on available studies, is increasing. In case of water pollution, diversion of discharge of waste water from major drains into the sewerage system to be followed by adequate waste water treatment has been recommended. Six areas have been identified to be declared 'Pollution Control Areas'.

#### 11. Special Area

The walled city and its extension and Karol Bagh and the area in between has been earmarked as special area for the purpose of development. This area cannot be developed on the basis of normal regulations. Special regulations have been worked out for this area and incorporated into the Development Code.

#### 12. Rural Area

The rural area of Delhi being in the periphery of major metropolis has a special significance. The households in the rural areas of Union Territory of Delhi have higher level of education and income compared to rural areas in adjoining states. The area is also attracting migrants; 20 per cent of rural Delhi households are migrant households mainly from Haryana and U.P. The area needs to be provided with a reasonably high level of infrastructure and good road linkages with the city. Based on the population, linkages and growth rate, certain villages have been identified for the location of major health facilities, markets, schools and rural industries.

#### 13. Modernisation and City's Personality

A city belonging to this age should have (i) efficient transportation and communication system (ii) Convention and exhibition centres (iii) shopping arcades, amusement parks and (iv) places for comfortable living for the visitors. The city should provide all these and should also reflect its traditions and heritage, its culture and its warmth to the visitors and its inhabitants.

#### 14. Land use plan

The existing land use plan has been modified on the basis of the following : (i) Policies enunciated for different sectors (ii) Requirement of additional physical and social infrastructure, transportation and employment centres

(iii) Restructuring of land uses along the ring rail (iv) Modifications in the land uses already approved (v) Restructuring in land use required based on the studies for the Perspective 2001 and considering inter relationship of urban activities and their effect on the environment and image of the city.

#### 15. Mixed Land Use

Concept of mixed land use has been introduced in the plan by (i) Permitting shopping and household industry in compatible residential areas and (ii) Introducing intended mixed use on residential plots by allowing shop/household industry on the ground floor and residence above.

#### 16. Zonal (Divisional) Plans

The Union Territory of Delhi is divided into 15 zones (divisions). The zonal (divisional) plans would provide further detailed policy of the plan as necessary and act as a link between the layout plan and the Master Plan.

#### 17. Development Code

It is systematic code to decide the use activities (uses) in two levels (i) Conversion of use zone into use premises (layout); and (ii) Permission of use activities in the use premises. It also gives regulations for sub-divisions of use zone into use premises and control of buildings within use premises.

#### 18. Plan Monitoring and Review

**18A. Plan Monitoring :** No long range urban development plan can be implemented unless it is responsive to the happenings and emerging socio-economic and other forces during the plan implementation period. Time lags between the happenings and emerging socio-economic forces and the plan responses creates accentuating conditions of unintended growth. The respective plan to check the unintended growth needs a scientific monitoring frame. Monitoring frame is required for (i) evaluating the achievement of physical targets prescribed in the plan and (ii) identification of physical and socio-economic changes to review the plan policies.

**18B. Plan Review :** The plan monitoring would provide sufficient material for any modification required in the plan. Any other aspects out of emerging socio-economic and physical forces could be taken up for study to review the plan proposals. A comprehensive review encompassing all aspects should be taken up in 1992.

**18C. Constant study and Research :** Policies indicate directions; detailed development projects ultimately create environment—good or bad. During the plan implementation all the aspects of development i.e. housing, transport, work centres, recreation, infrastructure, etc., need constant study and research to make the plan effective in providing high quality living environment. The DDA should constantly do the studies, research and monitoring work to make planning a firm instrument for the development of this city.

(6) The "Maps" appended to the plan substituted by the drawings (Plans) with following headings : 1. National Capital Region, 2. Delhi Metropolitan Area, 3. Walled City Existing Land Use-1981, 4. Walled City-Shahjahanabad : Conservation and Transport net Work, 5. Transport Net Work, 6. Utilities, 7. Areas of Landscape Significance, 8. Areas of Visual Significance, 9. Archaeological Heritage, 10. Existing Land Use 1981-82, 11. Land Use Plan, 12. Special Area and 13. Union Territory of Delhi—Zones (Divisions).

The above mentioned drawings (plans) incorporating the proposed modifications will be available for inspection at the office of the Authority, Vikas Minar, Indraprastha Estate, New Delhi, on all working days except Saturdays within the period referred to above.

[R-26(22)]84-MP]

M. P. JAIN, Secy.  
Delhi Development Authority



DELHI

# VIRAS VARTA

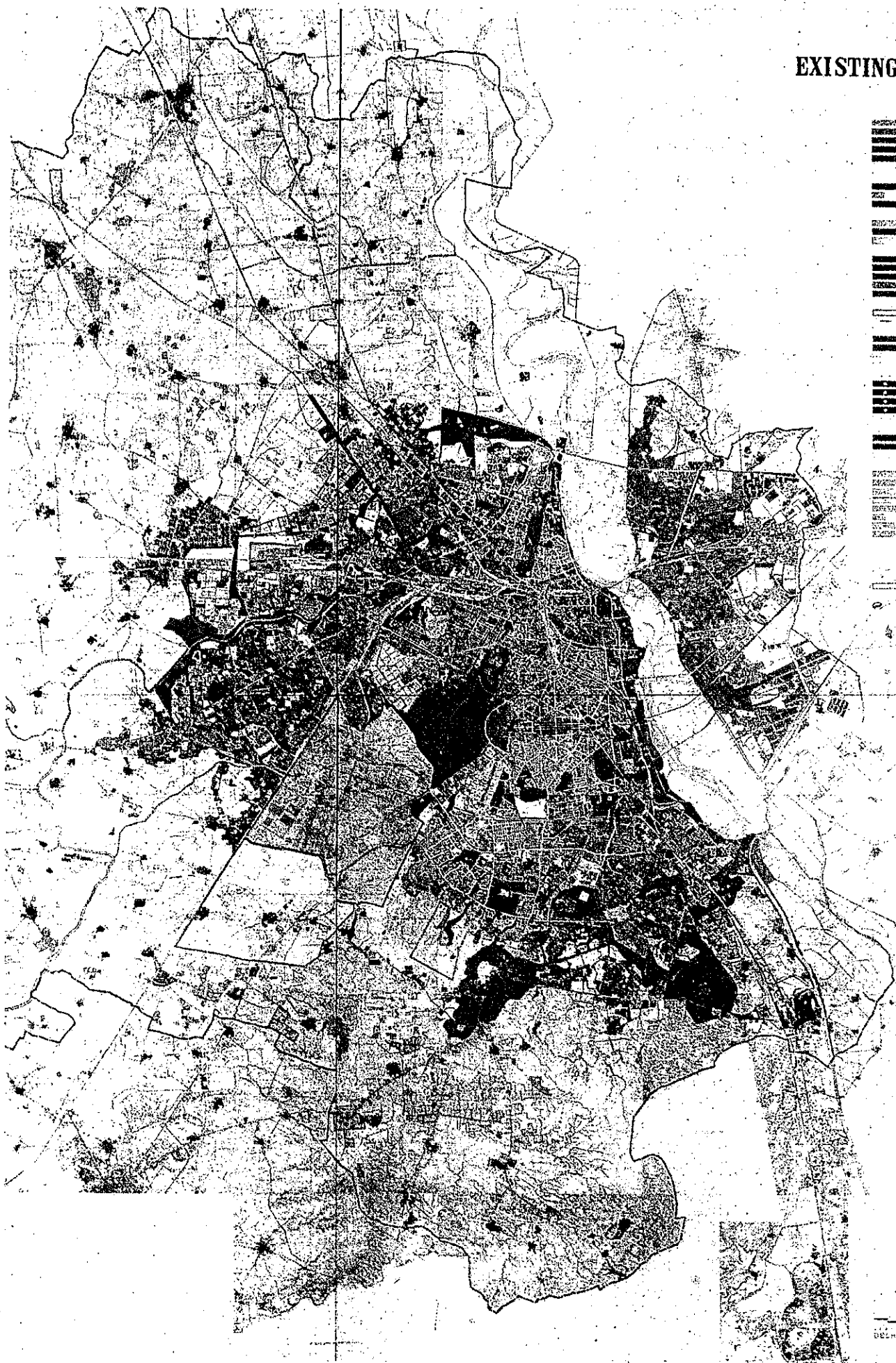
VOL. 2 No. 2 A HOUSE JOURNAL OF DDA SPECIAL ISSUE 1985

## DELHI 2001



# EXISTING LAND

- RESIDENTIAL
- COMMERCIAL
- MANUFACTURING
- RECREATIONAL
- TRANSPORTATION
- UTILITY
- GOVERNMENT
- PUBLIC & SEMI-PUBLIC
- AGRI & WATER



DEPT. OF DEVELOPMENT

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# DELHI VIKAS VARTA

VOL. 2

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SPECIAL ISSUE

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*Articles and features are invited on subjects, falling within the format of the Journal, like Housing, Horticulture, Slums, Resettlements, Town Planning, Environment, Ecology and Land development.*

## ***Introduction***

*Master Plan for Delhi, the first comprehensive plan for the development of the city was promulgated on 1st September, 1962 and has been the frame for guiding developments in the last 23 years. An efficient circulation network and extensive lung spaces are the two major contributions of this plan. The plan also provided a useful base for regulating the development and building activity in different Urban sectors. In certain provisions like land use intensity, land use permissibility, industrial compatibility and informal sector, some weaknesses became perceptible when the plan structure confronted with the fast changing socio-economic conditions.*

*The master plan had a perspective upto 1981. But, planning is a continuous process; responding to multifarious developments internal and external, the city has new roles to play and urban development needs new directions. Hence the need of a critical and comprehensive review.*

*Delhi, the focus of the socio-economic and political life of India, a symbol of ancient values and present aspirations, the capital of the largest democracy, is assuming increasing eminence among the great cities of the world. Growing at unprecedented pace, the city must be equipped to face the contemporary challenges. It should be able to integrate its elegant past as well as the modern developments into an organic whole. The inhabitants of this city should be able to live in safe, convenient and lively surroundings. They should be able to improve their economic capabilities and share the fruits of modernisation of the country. All this demands purposeful transformation of its socio-economic, natural and built environment.*

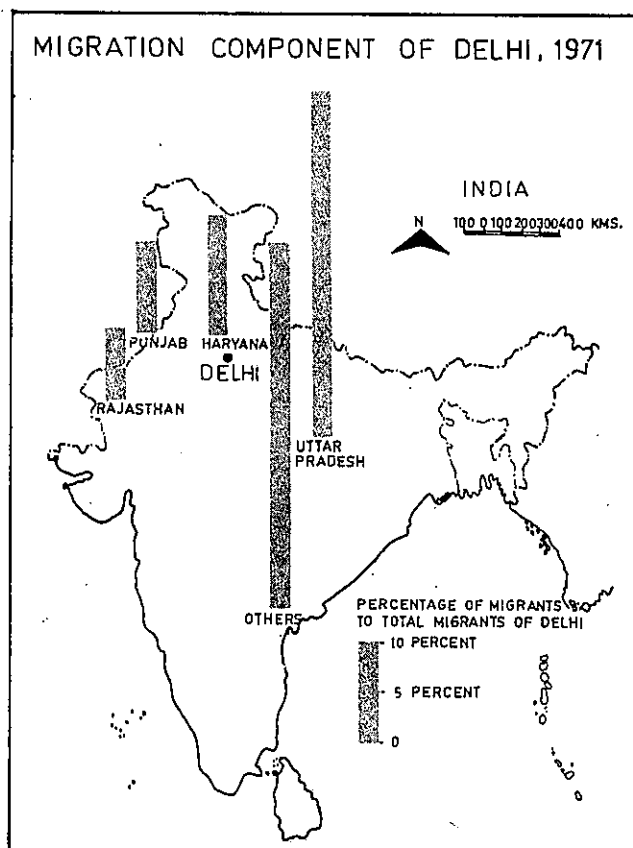
*With the experience of plan implementation of last two decades and on the basis of planning studies, the Master Plan for Delhi is now proposed to be extensively modified and updated with a perspective upto the turn of the century. The Master Plan for Delhi as proposed to be modified is being published for inviting objections and suggestions in accordance with the provisions of the Delhi Development Act. Simultaneously, it is found expedient to bring out the present issue of 'Delhi Vikas Varta', entitled 'Delhi-2001' to contain the extracts from the plan, as proposed to be modified, supplemented with sketches, drawings and maps to give an insight into the proposals.*

# Development Policies, Planning Norms and Land Use Plan

## Regional and Sub-Regional Frame

Planning for the development of a metropolis cannot be limited within its boundaries—it considerably influences and is influenced by happenings outside, specially the immediate surroundings. In the widest sense, Delhi's influence extends throughout India and as a Capital throughout the World. At yet another level Delhi occupies a position of Central importance in the entire broad region of Northern India. Since 1947, when India attained independence, this influence has in fact been increasing in range and impact.

The genesis of Delhi's growth lies in the increasing urbanisation which continues to offer the most important opportunities for increasing employment and to provide the basis for specialisation and increased productivity in manufacturing and supporting services. Flexible labour markets, which only the cities can provide, are needed to match the changing patterns of production.



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Delhi is growing at a rapid pace because of increasing migration. Though in the developing world there are examples of cities growing at faster rate than Delhi, but the more a city grows the more complex become its problems of land, housing, transportation and provision and management of essential infrastructure. If part of this growth of the core city could be channelised into other cities—smaller yet dynamic, it would be a relief to the 'Core City' as well as a source of strength to the smaller settlements.

## Balanced Regional Development

Major migration to Delhi is from the States of Uttar Pradesh, Haryana, Punjab & Rajasthan, the present range of migration being more than 1.6 lakh persons per annum. Delhi in the context of urbanisation and migration needs a definite restrictive policy on employment generation, main guidelines for this policy should be:

- (i) Only such new Central Government offices which directly serve the Ministries of the Government of India be located in Delhi.
- (ii) Existing offices of public sector undertakings within Delhi should be encouraged to shift, while new offices of the public sector undertakings to the extent these are feasible within their operational areas should be set up outside Delhi.
- (iii) Industrial growth in Delhi should be restricted to small scale with stress on units which require skill, less of man power and energy and are non-nuisance and clean and largely subserve Delhi economy.
- (iv) Legal and fiscal measures should be adopted to restrict employment in industries and distributive trade.

In this context, for the balanced regional development Central Govt. have enacted the National Capital Region Planning Board Act, 1985. The National Capital Region Planning Board will co-ordinate the efforts of the Union Territory of Delhi and the adjoining States through a Plan for the National Capital Region (NCR), which includes some parts of Haryana, U.P. and Rajasthan besides the Union Territory of Delhi. Positive actions would be required in the NCR and possible counter magnets by means of provision of suitable infrastructure to create an

environment for location of offices of Central Government and Undertakings, Industrial units and distributive markets, to release pressure on Delhi and to precipitate the development of region.

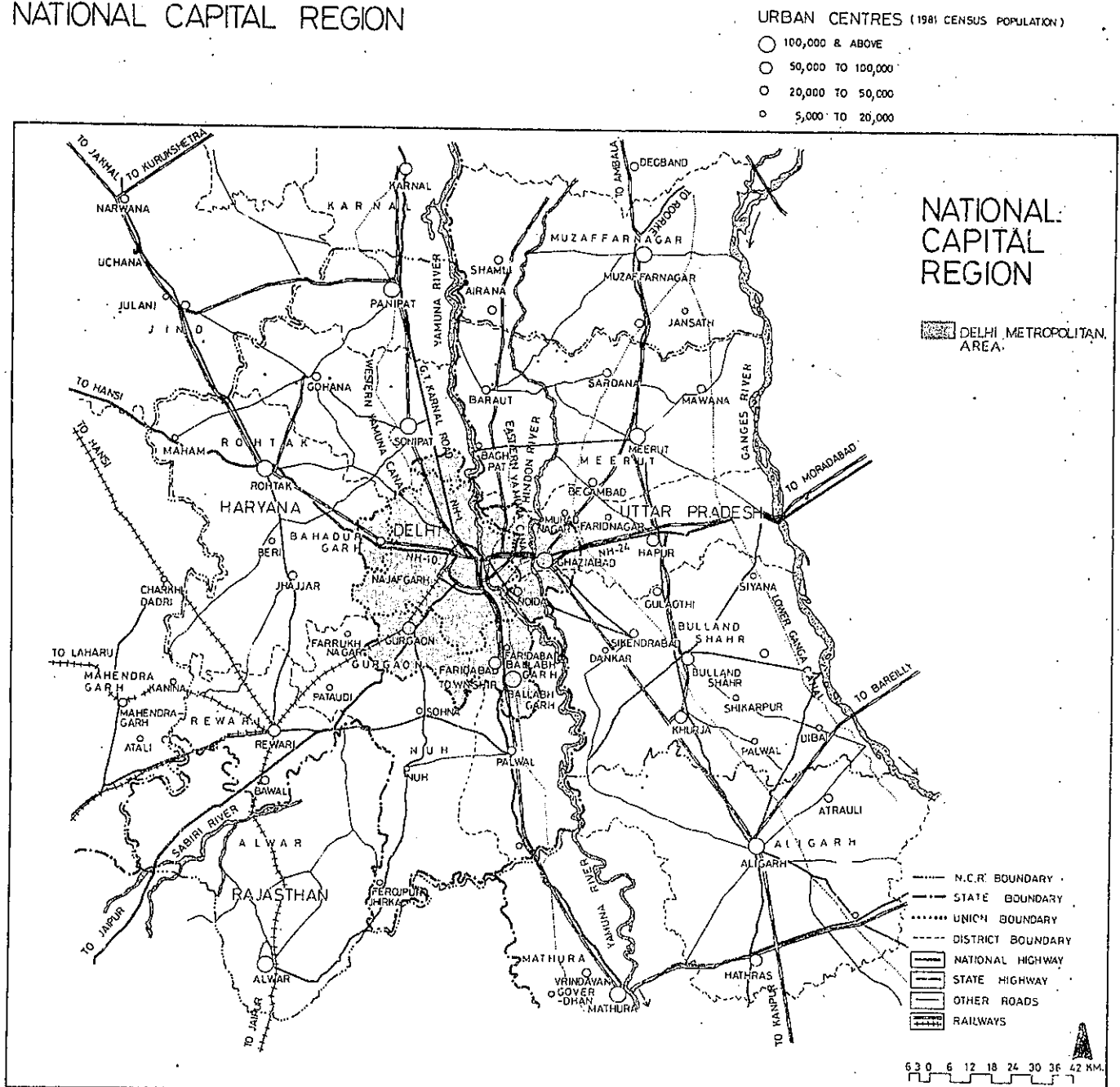
## Delhi Metropolitan Area (DMA)

The development projects in the pipeline in the settlements at the doorstep of the Union Territory of Delhi are bound to have repercussions on Delhi and its sub-region i.e. Delhi Metropolitan Area which has been redefined and comprises of the Union Territory of Delhi; Faridabad-Ballabgarh Complex, NOIDA controlled area; Gurgaon, Bahadurgarh; Kundli and

the extension of the Delhi Ridge in Haryana. The DMA would thus comprise an area of 3,182 Square Kilometer (SQKM).

The Delhi Metropolitan Area, including the Union Territory of Delhi should be considered as one urban agglomeration for the purpose of planning. In the Plan certain important aspects like transportation and definition of the Ridge have been dovetailed. In the best interests of the balanced development of the Delhi Metropolitan Area, planning should be entrusted to the Town & Country Planning Organisation (TCPO) in consultation with the Centre and States and under overall direction and control of the NCR Board.

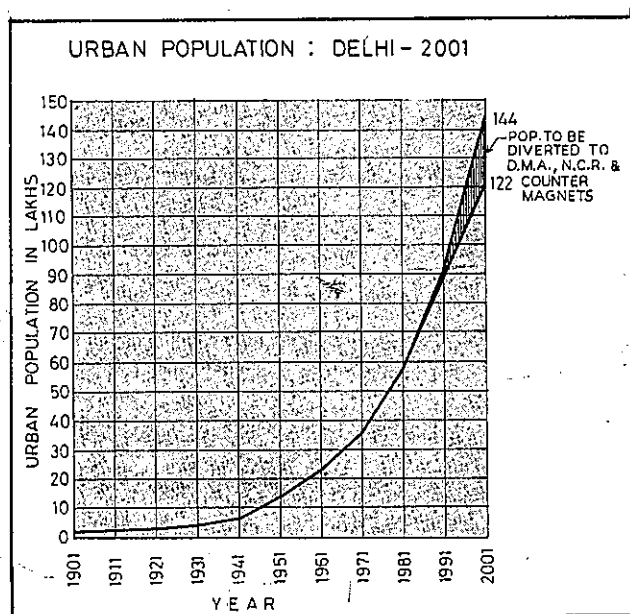
## NATIONAL CAPITAL REGION



## Population and Employment

In the decade 1971-81, the urban population of Delhi has increased at 4.69% annual growth rate and the rural population at 0.77% annual growth rate. The latter is influenced by the gradual shifting of the rural area and its merger with urban area. If the same rates of population growth continue, the urban population by the year 2001 would be 144.26 lakh and rural 5.27 lakh. Envisaging a more balanced regional development, the population for the Union Territory of Delhi has been projected as under:

	(in lakh)
Population within the Delhi Urbanisable Limits—2001	121.73
Population outside the Urbanisable Limits—2001	6.37
<b>Total</b>	<b>128.10</b>



The participation rate (working population ÷ total population X 100) for the last two decades for Delhi as per Census is:

Year	Urban	Rural
1971	30.21	26.62
1981	31.93	28.49

With the generation of employment in different sectors, the participation rate for 2001 should be of the order of 35% in Urban Delhi and 33% in the area of Delhi, outside the urbanisable limits. This would generate a total work force of 49.08 lakh including the floating worker population who keep coming to Delhi

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for work, though not to reside in the city. Work force in different economic sectors has been assigned as follows:

### Projected Work Force for Union Territory of Delhi—2001

Sector	Within Urban Limits (in 000)	Outside Urban Limits (in 000)	Total (in 000)
Agriculture	13 (0.30)	59 (30.00)	72 (1.60)
Manufacturing			
(i) Establishment Sector	1071 (25.00)	39 (20.00)	1110 (24.80)
(ii) Non-establishment Sector	214 (5.00)	6 (3.00)	220 (4.90)
Construction	227 (5.30)	4 (2.00)	231 (5.10)
Trade & Commerce	964 (22.50)	12 (6.00)	976 (21.80)
Transport	488 (11.40)	16 (8.00)	504 (11.30)
Other Services	1306 (30.50)	61 (31.00)	1367 (30.50)
	4283 (100.00)	197 (100.00)	4480 (100.00)
Percentage Floating Work Force	428	—	428
<b>Total</b>			<b>4908</b>

If the present trends are allowed to continue, Delhi is likely to have a much higher work force (about 37%) in the industrial sector. For the Capital to retain its functional balance, it would be necessary to restrict the industrial employment through measures earlier suggested.

### Delhi Urban Area—2001

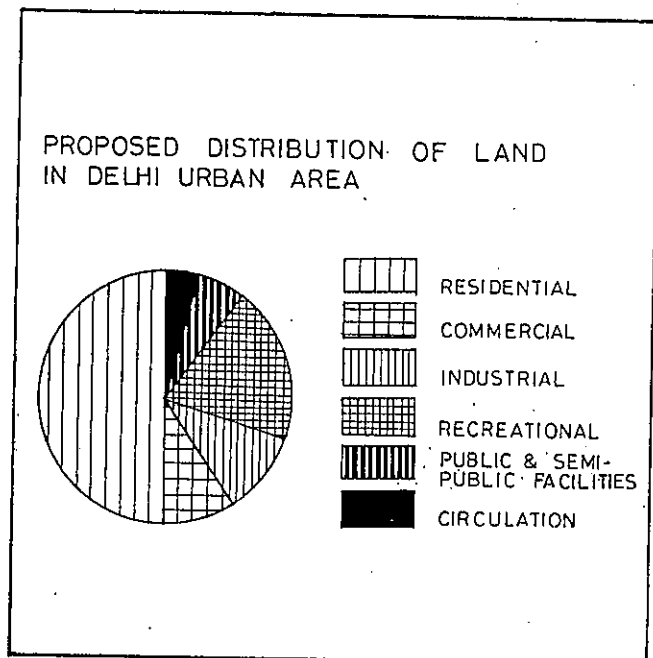
The Total area of the Union Territory of Delhi is 148,639 hectares (ha) out of this 44,777 hectares had been earlier included in urbanisable limits prescribed in Plan. This area at present accommodates about 54.5 lakh urban population. The balance of the urban population resides within 17 settlements declared as towns in the 1981 Census, and Najafgarh and Narela. To accommodate the 122 lakh urban population by the year 2001, a two-pronged strategy has been recommended; (i) To increase the population holding

capacity of the area within urbanisable limits declared till 1981 and (ii) extension of the present urbanisable limits to the extent necessary.

Holding capacity of the area within the existing urbanisable limits depends on:

- (i) Residential development types and their potential for higher absorption.
- (ii) Availability/possibility of infrastructure-physical and social.
- (iii) Employment areas/centres, capacity and potential.
- (iv) Transportation net-work capacity.

Studies have revealed that DUA-81 urbanisable limits by the year 2001 would be able to accommodate about 82 lakh population by judicious infill and selected modifications of densities. The remaining 40 lakh shall have to be accommodated in the urban extension.



To accommodate 40 lakh population, the DUA which could systematically hold 82 lakh population approx., need to be extended by about 24,000 hectares. Over the next two decades to effectively respond to the growth of the Capital. Land required for various developments in the extended time frame by the year 2001 may be acquired from time to time, with due regard to the balanced development of the city. Uptill now 4000 hectares (approx.) have been added to DUA-81 urban limits. Thus the balance requirement would be of the order of about 20,000 hectares.

The land in the Urban Extension (UE) would approximately be distributed in the different land uses in the following manner:

Land use	% of land
Residential	45--55

Commercial	3--4
Industrial	6--7
Recreational	15--20
Public & Semi	
Public Facilities	8--10
Circulation	10--12

## Shelter

Shelter besides being an essential need of a family is of considerable importance to DEVELOPMENT in both, economic and welfare terms. For most of the families, housing is perhaps a major goal of family saving efforts. Besides protection from elements, housing provides access to sanitation, health, education and other welfare services and income-earning opportunities leading to higher productivity and earnings for low income families. With the availability of substantial under-utilised labour, housing can make it productive at low cost.

## Efficiency and Equity

Housing has strong spatial relationship to employment, social services and other urban activities. Besides its direct need as shelter, housing could act as vehicle for social change for aspects such as welfare of women and children, universal elementary education, removal of adult illiteracy and expansion of public distribution system. Housing Policy could act as a major tool for influencing the efficiency and equity of urban areas.

## Housing Components

Shelter, to fully serve the needs of the families, should have the following essential components:

- (i) Space — Sufficient for household activities.
- (ii) Infrastructure
  - Physical — Water, Electricity, Liquid and Solid waste disposal.
  - Social — Educational, Health, Recreational and other facilities.
- (iii) Location — In relation to transportation to the work place and educational and other facilities.
- (iv) Tenure — Secure; rental/ownership compatible to needs.
- (v) Socio-Economic capatibility — Socially compatible neighbourhood and economically compatible terms of procurement.

Map of the San Francisco Peninsula showing proposed 2001 census tracts and 1981 census tracts. The map includes labels for various tracts and their corresponding 1981 and 2001 census numbers. A legend at the bottom right indicates that the 1981 census numbers are shown in bold and the 2001 proposed numbers are shown in a circle.

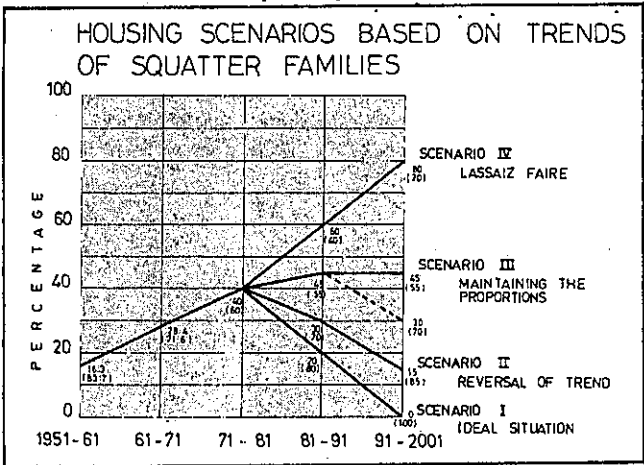
1981 Census Tract	2001 Proposed Census Tract
5.1	15.9
5.3	7.1
5.6	12.6
6.2	14.3
7.1	10.2
8.2	11.9
10.2	16.8
12.6	13.6
14.3	17.5



Housing Need

Urban Delhi at present accommodates about 11.5 lakh households in different housing developments, resettlement, squatter, plotted, multi-family, unauthorised, villages, traditional and others. Next two decades would add another approximately 13 lakh households. Suitable housing for all families is one of the major concerns of the Plan. Emphasis should be both on the development of new housing areas as well as on conservation, improvement and revitalization of the existing housing areas.

Housing shortage at present has been estimated to be about 3.0 lakh which includes (i) squatters and shelterless, (ii) families sharing houses in the congested built-up areas, and (iii) houses requiring immediate replacement.



About 16.2 lakh new housing units would be required in the next two decades (1981-2001), divided in 5 yearly intervals as given below:

	New housing required '000	Average per year '000
1981-86	323	65
1986-91	379	76
1991-96	434	87
1996-2001	483	97

Based on the studies, an indicative percentage of such a provision by different agencies is given in the following table:

Housing Type	Land Development Agency	Construction Agency	% age of Housing
Slum Housing	Slum Department	Slum Departmet	3
Houses on individual plots	Major part already developed	Individual family	17

Employer Housing	Central Govt., Delhi Admn., Local Bodies	Central Govt., Delhi Admn., Local Bodies	4
Regularised infil	Individual	Individual	8
General Housing (a) Site & Services	Housing Agency	Individual family	25
(b) Built & partially built houses	Housing Agency & Cooperatives	Housing Agency & Cooperatives	43

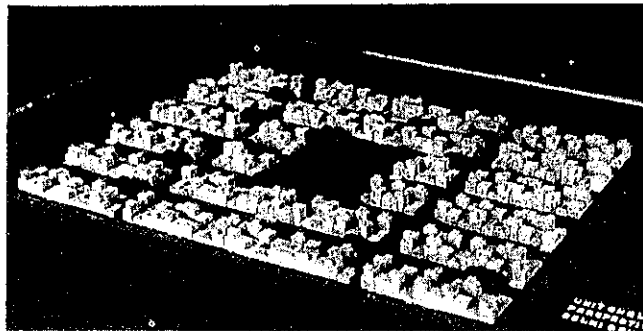
Housing co-operatives which are an overlapping sector between public and private, have been a reasonable success in Delhi and should be further encouraged. Small cooperatives with individual housing on plotted basis could also be introduced. For construction of dwellings individual families, in site and services schemes, need the development of institutional financing for this category.

Partially built plotted housing  
New concept

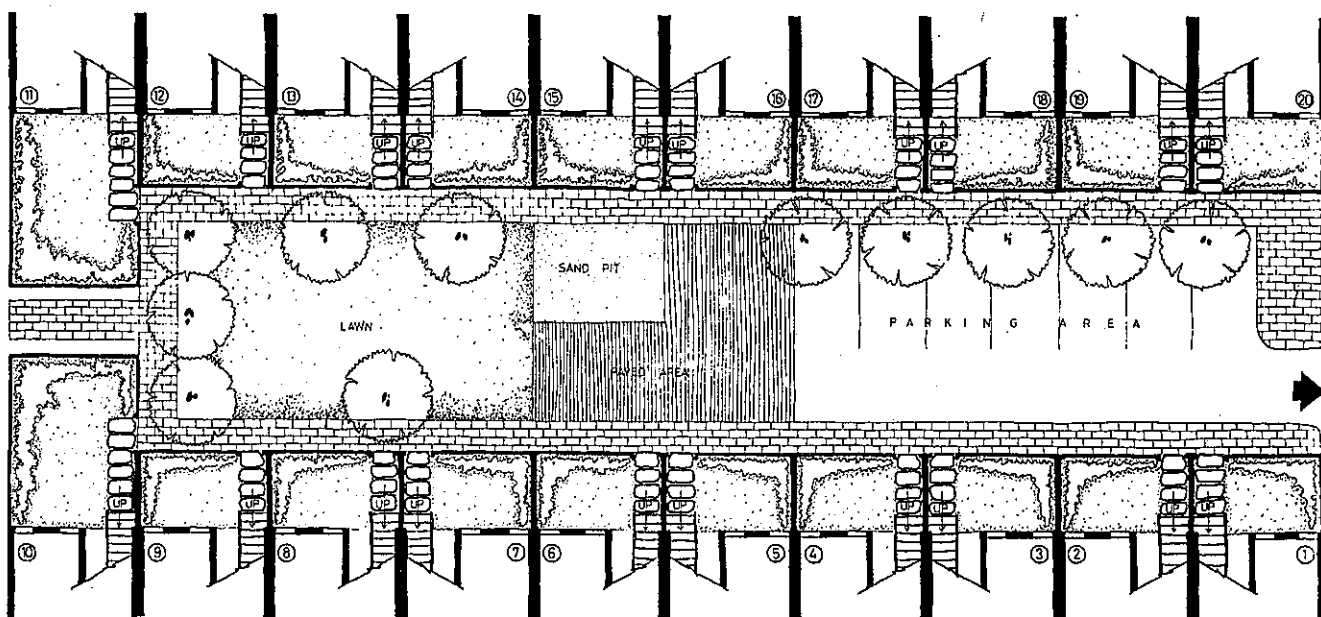
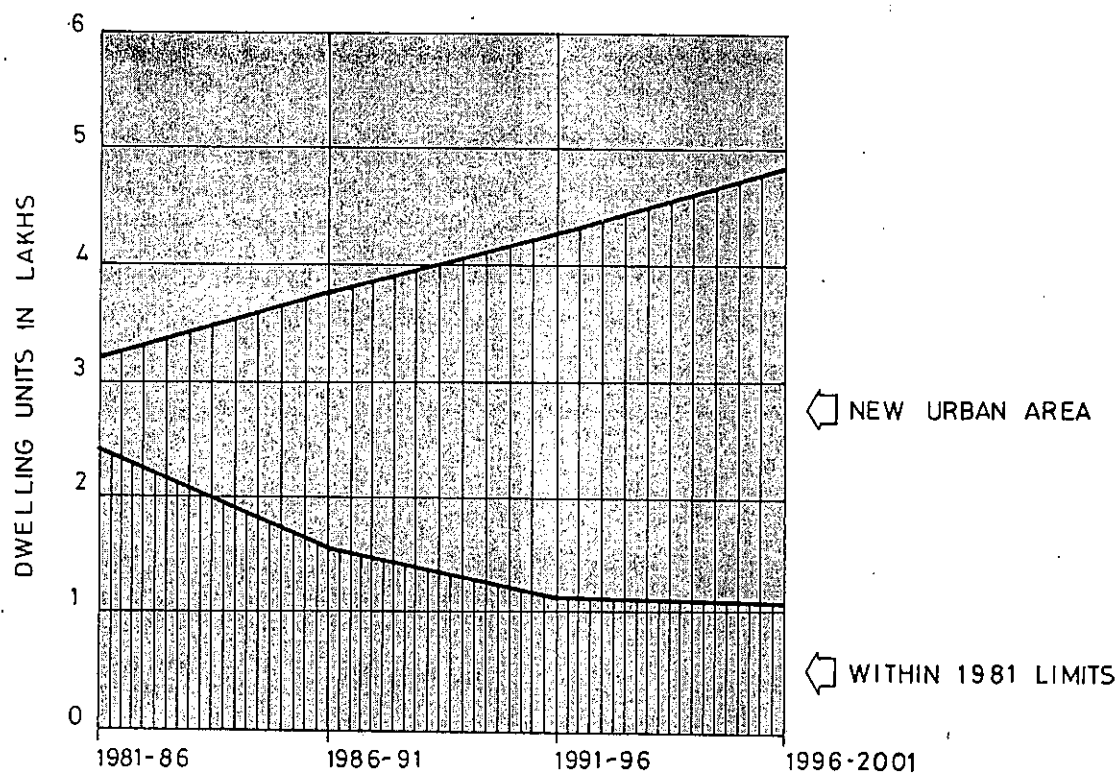
Before the promulgation of the Plan in 1962, housing for the general public was available in the form of 2 family plotted development. This plan had in 1962 proposed the same alongwith mutli-family (group) housing. Recently 2 family plotted development has been permitted a third family unit on the second floor, commonly known as 'Barsati' floor. Surveys/studies of the existing housing developments indicate:

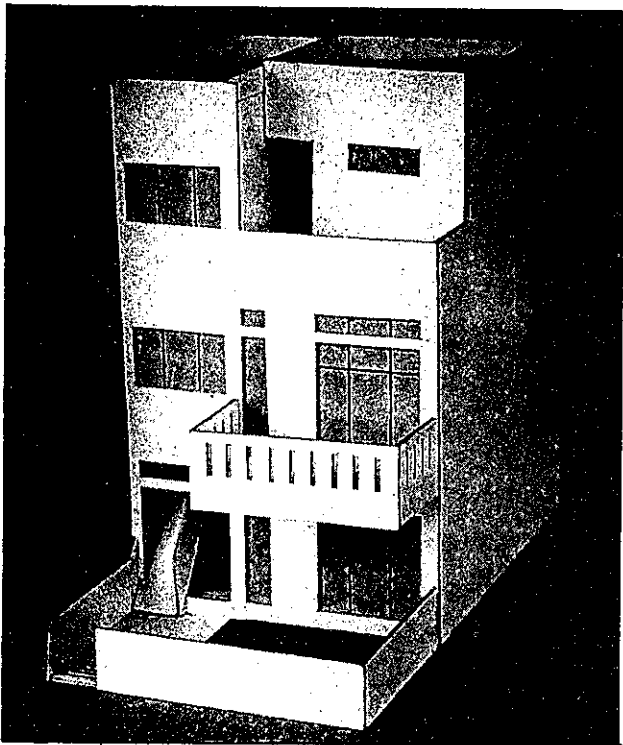
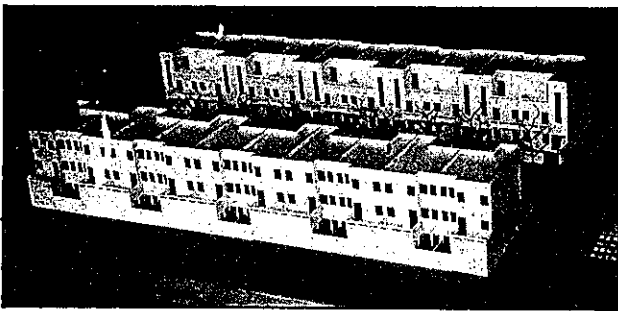
- (i) Most of the plotted developments remain only single storeyed for a long time, thus generally, it accommodates one or two families (about 7 persons) per plot.
- (ii) Group Housing in the overall city design has a very marginal intensive use of land.
- (iii) There is a preference for built housing.

Further relating housing to (i) affordability, (ii) efficiency of land utilisation (land use intensity), (iii) equity (social distribution of urban land), (iv) flexibility considerations, the most appropriate type of general housing would be partially built housing on individual plots of 70 to 80 Square Meter (sq.m.)

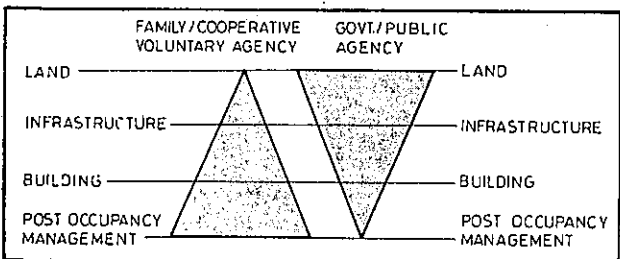


# DWELLING UNITS REQUIREMENT AT FIVE YEARLY INTERVAL





Each household in the long range gets dwelling of about 80 sq.m. to 120 sq.m. Being on individual plot, it can be built in stages as the affordability permits. In case of site and services and service personnel schemes for economically weaker section, single family housing could be provided on minimum of 32 sq.m. plots which should accommodate individual bath and W.C.



Through such housing, a gross residential density of 350-400 (person per hectare) could be achieved and at the city level, an overall density of 180-200 pph is possible. Still higher gross residential densities

increase man/land ratio marginally and should be prescribed only in special conditions. For comparison it may be seen that gross residential densities prescribed in the Plan during 1961-81 were much lower; the average gross residential density prescribed was 187 pph and overall city level density of about 100 pph.

Major part of general public housing, in the form recommended, can provide for an equitable distribution of urban land. Only small part of housing could be provided in the form of 3 family plots, size varying from 150 sq.m. to 250 sq.m. and multi-family housing. Limited number (less than 1%) of residential plots could be upto 350 sq.m.

It would be desirable to introduce planned mixed use in the residential areas. clusters of plots in residential developments should also be specifically reserved for intended mixed use for shop/household industry at the ground floor and residence on first floor and above.

## Conservation, Revitalization and Environmental Improvement

Conservation and revitalization is required in case of traditional areas and environmental upgradation and improvement is needed in other old built up areas, resettlement colonies and urban villages.

Most important part of the traditional housing is the Walled City. Once a beautiful city, it now presents a chaotic picture. The Walled City of Shahjahanabad has become a core of vast extended metropolis accommodating a central business district. The population in the Walled City of Shahjahanabad increased to its saturation upto the year 1961 but since then there is large-scale infill by commercial use replacing residential use. Refer table below:

Locality	Population in lakhs			
	1951	1961	1971	1981
Walled City	3.81	4.20 (+ 10.24)	4.09 (- 2.62)	3.62 (- 11.49)
Planning Div. 'A'	5.38	6.50 (+ 20.81)	6.80 (+ 4.62)	6.22 (- 8.52)

Figures in brackets give percentage of decadal variation.

Traditional area of Walled City needs special treatment. The following measures are recommended:

- Shifting of noxious and hazardous industries and trades & delimitation of non-residential activity.

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The Walled City contains industrial units using acids, chemicals and inflammable material and trades like plastic, rexine etc. which are noxious and hazardous. The first requirement of the area is that such industries and trades should be shifted on priority to the extensive industrial areas and areas specifically earmarked for these trades.

The Walled City for improvement in environment needs shifting of wholesale godowns to the wholesale & warehousing areas and dairies to areas in the rural use zone. The wholesale fruit and vegetable market i.e. Phool Mandi should also be shifted.

In the period 1961-81 there has been a spurt of wholesale and other commercial activities in the Walled City. There is every danger that whole of Walled City in due course of time may get converted into a fully commercial area thus completely destroying an area of important urban heritage. Also it may not be possible to shift and to relocate the existing commercial activities, but it is extremely important that the commercial activities should be limited to the present.

There are about 1.5 lakh commercial and industrial establishments in the Walled City. During the period 1961-81 commercial use in the Walled City was restricted to north of Khari Baoli for wholesale business, north of Chandni Chowk for general business & commerce and within the retail business centre of Lajpat Rai Market. Presently, the trade and commerce activity has intruded practically in all the residential areas in the Walled City. Out of 240.69 hectares of organic growth under buildings, 98.34 hectares i.e. 40% is under commercial and industrial use. It is absolutely necessary to delimit the non-residential activities to the present level to effectuate the conservation.

#### (ii) Upgrading of Physical and Social Infrastructure.

Although water supply lines and sewer lines are available in all parts of the Walled City, but still about 25% of the houses are without municipal water supply and about 50% of the houses are without municipal sewerage connection. It would be desirable to make water supply and sewerage connection in the Walled City compulsory. To keep this densely built part of the city clean, action could be introduced to stop spillage of water, etc. from pipes or openings on to the street. The social infrastructure could be provided through redevelopment of Katras.

#### (iii) Traffic & Transportation, Management and Regulations.

The Walled City has large volume of slow moving traffic for which re-introduction of tramways would be suitable at routes like Chawri Bazar, Chandni Chowk, Shardashanand Marg and Asaf Ali Road.

(iv) Introduction of tramways would necessitate provision of parking garages at Ajmere Gate and Red Fort. In addition to the introduction of trams, the following measures are to be implemented for regulation of traffic.

(a) Buses and motor cars be allowed on the major roads i.e. road between Delhi Gate and Kashmere Gate and other between Mori Gate and Korla Bridge passing in front of the railway station.

(b) Cars shall not be allowed inside the Walled City from the roads given in (a) above and shall be parked at specific points.

(c) Two goods terminals shall be developed on Mori Gate and Ajmere Gate where goods shall be carried by light trucks or tempos; from these terminals goods would be taken to their destinations in the Walled City by battery driven vehicles. All animal driven vehicles should be phased out.

#### (iv) Conservation and Restoration of Historical Buildings.

There are 411 Historical monuments, sites and buildings identified by Archaeological Survey of India within the Walled City. Out of these, only 42 monuments including Red Fort (32 monuments) and Jama Masjid are protected. All the monuments and old religious buildings, as identified by the Archaeological Survey of India, during reconstruction of Walled City should be treated suitably.

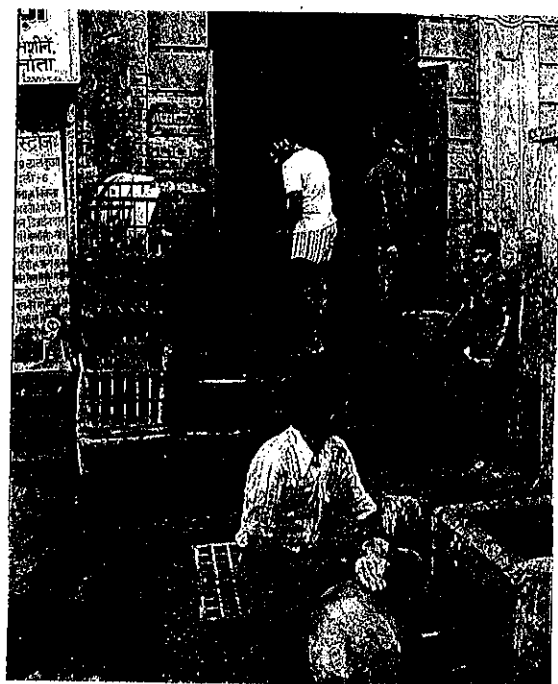
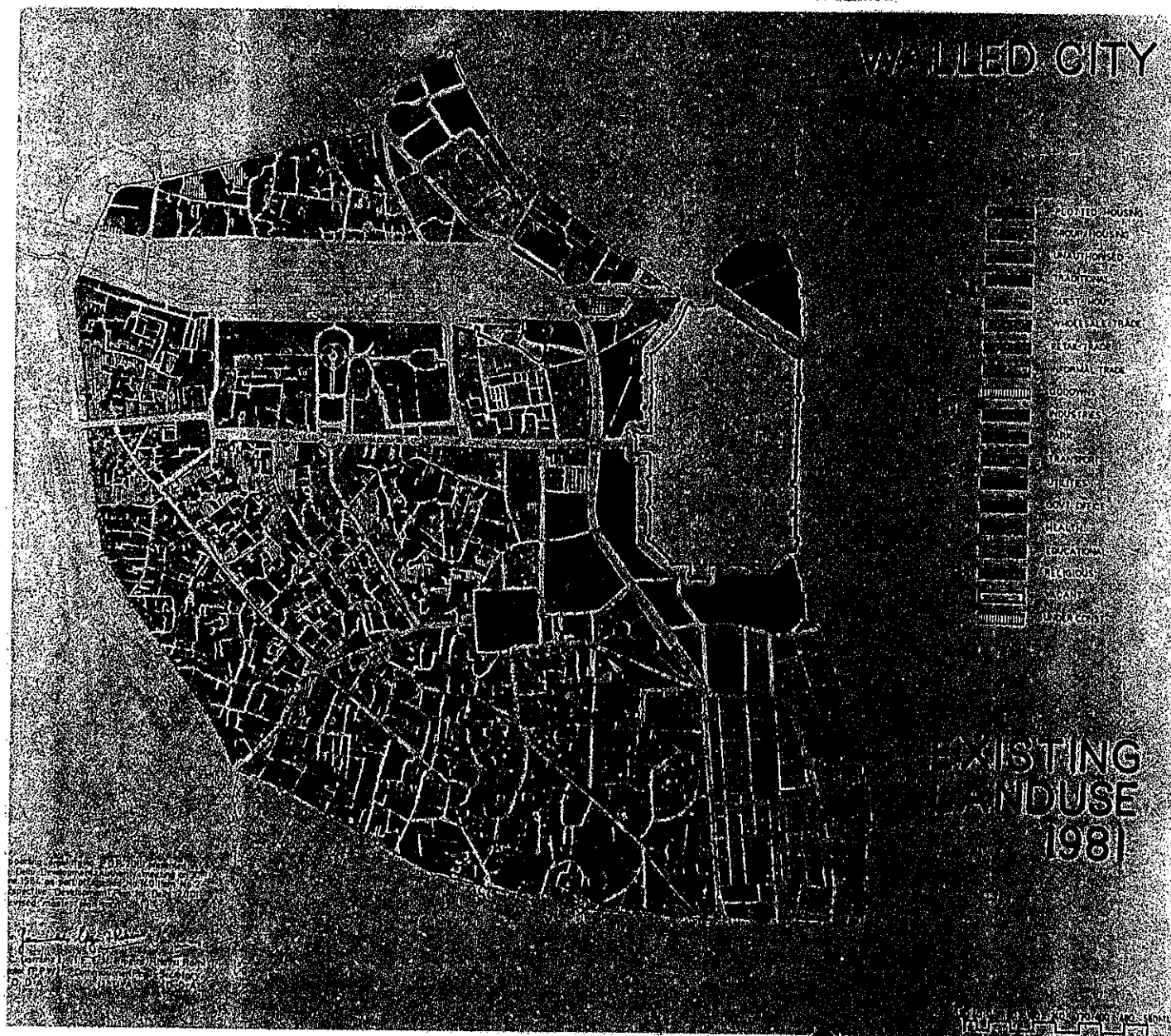
#### (v) Revitalization of Residential Area.

At present out of a total area of about 568 hectares, 180 hectares is under residential use. Out of which only 145 hectares is in the form of organic growth for residential use. The rest of the area has either been redeveloped during the Colonial Rule or has been invaded by uses other than residential. But even if it is possible to revitalize 145 hectares of organic development as living residential area it would be of no less value.

The revitalization should be taken up keeping in view the traditional character and style of the buildings. For the general houses, the repair may be permitted within the existing architectural framework. The katras may be redeveloped to rehabilitate the occupants and provide multi-facility buildings.

For conservation of the Walled City to be successful, in the overall perspective, city's network as existing and the characteristic of urban and street scape should be taken care in the conservation of existing residential character.

Walled City Extension: Areas like Pahar Ganj, Sadar Bazar and Roshnara Road are old congested built up areas mainly with mixed land use. These areas have

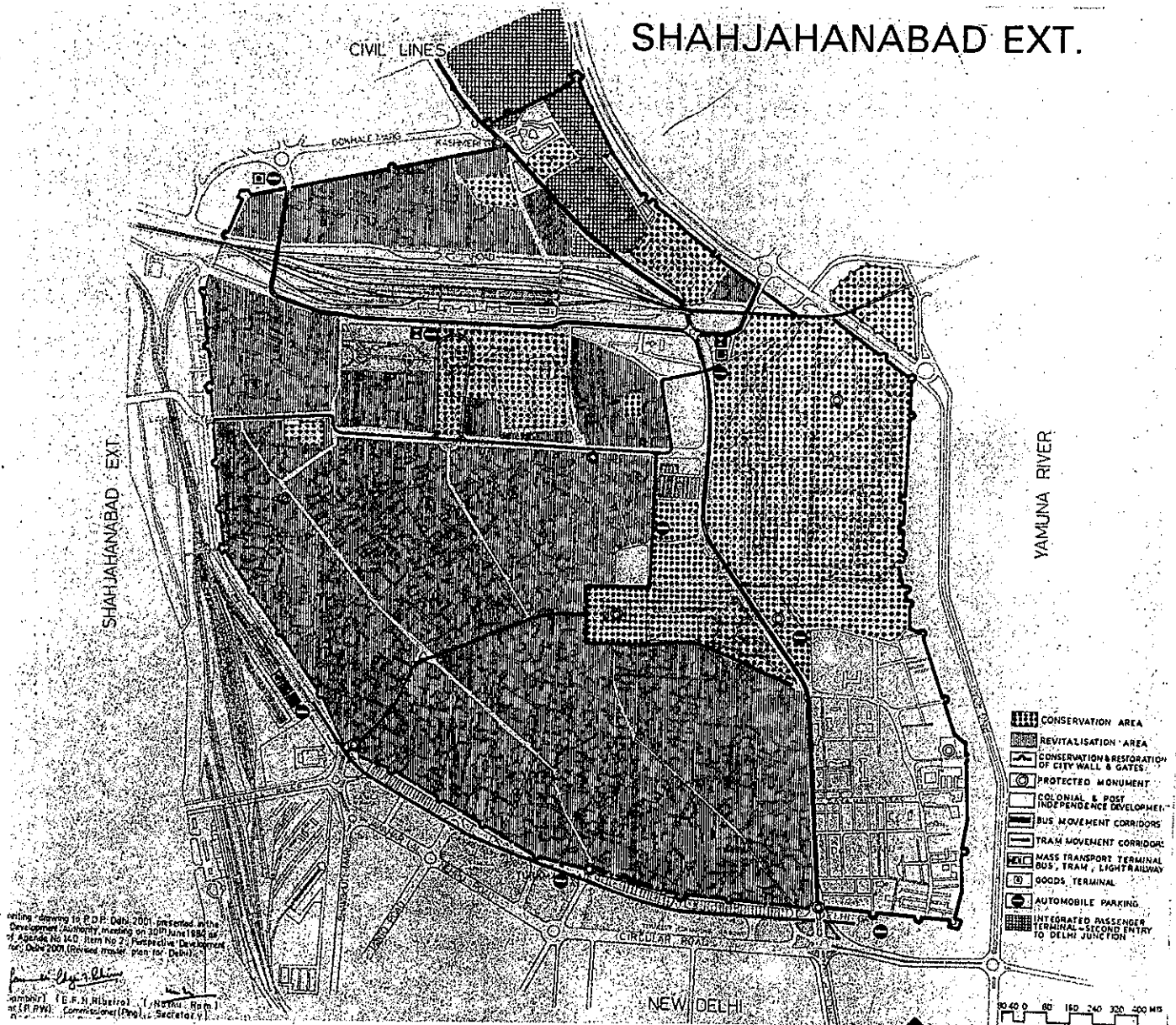


A CHEMICAL INDUSTRY IN THE WALLED CITY.



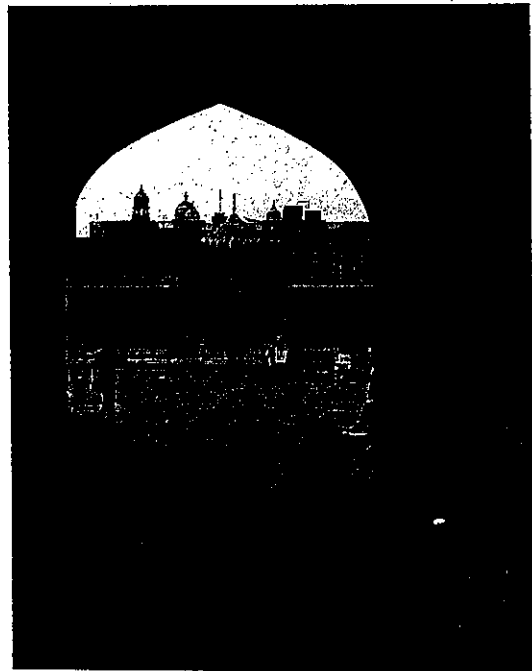
HAUZ KAZI CHOWK.

# SHAHJAHANABAD EXT.



## FATEHPURI MOSQUE.

### TRAFFIC CONGESTION IN KHARI BAOLI.





very serious problem of traffic congestion, inadequate physical and social infrastructure, lack of open spaces. Conservative surgery would be necessary in these areas to provide the minimal level of infrastructure. The urban renewal schemes for these areas should have physical and socio-economic inputs with conservative surgery as planning tool. The wholesale market of Sadar Bazar could be redeveloped at the same location with necessary infrastructure required for wholesale trade.

**Resettlement colonies:** Immediate need of the resettlement colonies is individual services i.e. water, sewerage and electricity. Regular sewerage may not be possible immediately in many areas because of non-availability of connecting line or financial constraints. In such cases the low cost sanitation through Two Pit method on individual or collective basis should be adopted. Non-Government Organisation, which come forward for establishment of adult literacy centres, creche, balwaris and likewise institutions should be encouraged to supplement the social action of the concerned government departments and the housing agencies. The capabilities of the families for increasing income need should be constantly explored; suitable provisions made within or near these settlements and monitored.

**Unauthorised Colonies:** Any planned development needs discipline which seems to be lacking in this sort of building activity taking place in the city. More than about 600 unauthorised colonies, existing in the city, which have so far been considered for regularisation are result of this. The present method of regularisation may not be helpful in improving the low level of physical environment existing in these colonies. For improvement of physical and social infrastructure, the house owners in these unauthorised colonies should be asked to form into societies and these societies should come forward with plans for improvement of the target group. This is likely to improve the present state of affairs.

**Urban Villages:** Presently there are 106 Villages within the urbanisable limits, more villages would be added into the urban area because of its extension. The settlements having a completely different life-style for centuries are now getting merged into the urban environment and need a sensitive treatment in the planning and development process. The settlements should get the modern services and amenities and should also be catered for their traditional cultural styles.

**Lutyen's New Delhi:** Residential area in New Delhi specially in the south of Rajpath has very pleasant environment. At present the area comprises large residential plots with detached residential units. This area is unique in its continuing existence at very low density in the heart of city.

For the redevelopment of this area, certain studies were conducted by the Design Group of the New Delhi Redevelopment Advisory Committee with a view to redensify the area and conserve the environment. These studies should be further refined so that the tree studded character of the area is not disturbed. Similar study should be conducted for the Civil Lines area.

In general it would be desirable to take up all the existing developed residential areas one by one for environmental improvements through (i) plantation and landscaping (ii) provision of infrastructure-physical and social and proper access where lacking (iii) possibility of infrastructure management of the last tier through the local residents.

## Work Centres

### Industry

There are, at present, about 46000 industrial units. 77% are with less than 10 workers and 16% are with workers between 10 to 20. By 2001, the number of industrial units would increase to about 93,000. The percentage of work force in the industrial sector has been constantly increasing. There has been considerable change in the industrial structure of the city in the past three decades and more so in the last five years. The following two types of industries which are present need based have grown more rapidly.

- (i) Electrical and Electronics
- (ii) Rubber, plastic and Petroleum Products.

According to the existing regulations, a large number of existing industries would be non-conforming located, as they are in the residential and commercial use zones. Thus the question of conforming/non-conforming and overall compatibility of industries in the city has been studied.

New industrial units shall be permitted in different use zones as per conditions prescribed. For the existing industrial units in different use zones, it is recommended as follows:

- (a) Household industries with maximum of 5 workers and 1 kw power are compatible in the residential areas and may be allowed to continue. New industries of this type could also be permitted in residential areas.
- (b) Extensive industries and any other industrial unit with 20 or more workers would be incompatible in residential, commercial and non-industrial use zone. These should be immediately shifted (Maximum period 5 years).
- (c) Industrial units allowed in commercial areas with 10-19 workers but non-conforming may continue to operate in residential and commercial use zones and should be reviewed after five years, giving them full

chance during this period for relocation. Only compatible new industrial units shall be allowed in the residential or commercial use zones.

(d) Industrial units allowed in commercial areas, upto 9 workers but non-conforming may continue to operate in residential and commercial zones and should be reviewed after 10 years after giving them chance during this period for relocation, after units in 'C' above have been provided for.

There are 82 water polluting industrial units in Delhi. These units should make individual/joint arrangements for treatment of the effluent. About 30% of these units which are located in other areas should be immediately shifted to the industrial areas.

Industrial area redevelopment schemes for the following industrial clusters should be prepared after proper survey and appraisal. Industrial units which are safe and in conformity with use zone could be regularised after upgrading the environment:

(1) Anand Parbat	Light Industrial Area
(2) Shahdara	Light Industrial Area
(3) Shamapur Badli	Extensive Industrial Area

The regularisation of each industrial units shall be on individual merits. The land tenure could be decided while taking up the regularisation of these schemes.

With the above stated recommendations for existing industrial units: (a) about 5,000 industrial units which are of nuisance, noxious and hazardous type, shall have to be shifted within five years to planned industrial areas;

(b) about 25,000 industrial units would be offered plots in urban extensions in areas to be earmarked for industrial use and situation reviewed after 5 and 10 years.

Industrial activity in DUA 81 shall be conducted at the following locations in the prescribed use zones as indicated in the land use plan.

(i) Light Industry—Flatted Factory and Service Industry.

Jhandewalan, Birla Mill Site on G.T. Road, Near Shankar Market, D.C.M., Anand Parbat, Kirti Nagar, Near Pusa Institute.

(ii) Light Industry—Service Centres as prescribed on the land use plan.

(iii) Light Industrial Estates—Motia Khan, Shahzada Bagh, Jhilmil Tahirpur, Kirti Nagar, Anand Parbat, G.T. Road (Shahdara), Kesho Pur, Badar Pur, Gulabi Bagh, Hindustan Prefab (Bhogal), Okhla Industrial

Area, Mathura Road, Naraina, Delhi Milk Scheme, Wazirpur, Lawrence Road G.T. Road, Moti Nagar, Govt. of India Press, North of Railway Line to Rohtak and Rohini (2 Pockets).

(iv) Extensive Industrial Estates—Chilla, Okhla, Najafgarh Road, Mayapuri, Rohtak Road, Patparganj, South of Jahangirpur, Mother Daily, Shamapur Badli.

In the next two decades, to meet the expanding need of industrial units, 16 new light industrial areas (Total area about 1553 ha) would be required to be developed in Urban Extension; each industrial area shall have upto 5 unit industrial estates (for short—UIE) of about 20 ha each for specific types as given below:

#### Group I

- |  |                 |
|--|-----------------|
| a) Cotton, Textile, Wool<br>Silk & Synthetic Fibre,<br>Textile product |                 |
| b) Furniture, fixture,<br>other wood & Paper product                   | 11 UIEs<br>each |

#### Group II

- |  |                 |
|--|-----------------|
| a) Electrical & Electronic<br>Appliance                            |                 |
| b) Leather & Fur product<br>Rubber, Plastic &<br>Petroleum Product | 11 UIEs<br>each |

#### Group III

- |   |         |
|---|---------|
| Metal and Metal<br>product, Alloy,<br>Machine Tools,<br>Transport Equipment<br>& Parts and Misc.<br>product | 26 UIEs |
|---|---------|

Five UIE shall be for specific industrial activities i.e. two UIEs each for (i) Food and (ii) Chemicals & chemical products. The UIEs for food shall be fully segregated from all sides through a green buffer of about 100 metres to keep these away from the road dust. One UIE shall be developed for computer industry.

In DUA 81, Industrial area with specific types of industries permitted therein are as given below:

Industrial areas	Types of industries permitted
1. Lawrence Road	Food products
2. Wazirpur	Group-I
3. Naraina Phase-I	Group-II
4. Naraina Phase-II	Group-I
5. G.T. Karnal Road	Group-I



The light and extensive industrial areas which have not been assigned any specific type could be used for locating all types of industries permitted in these zones.

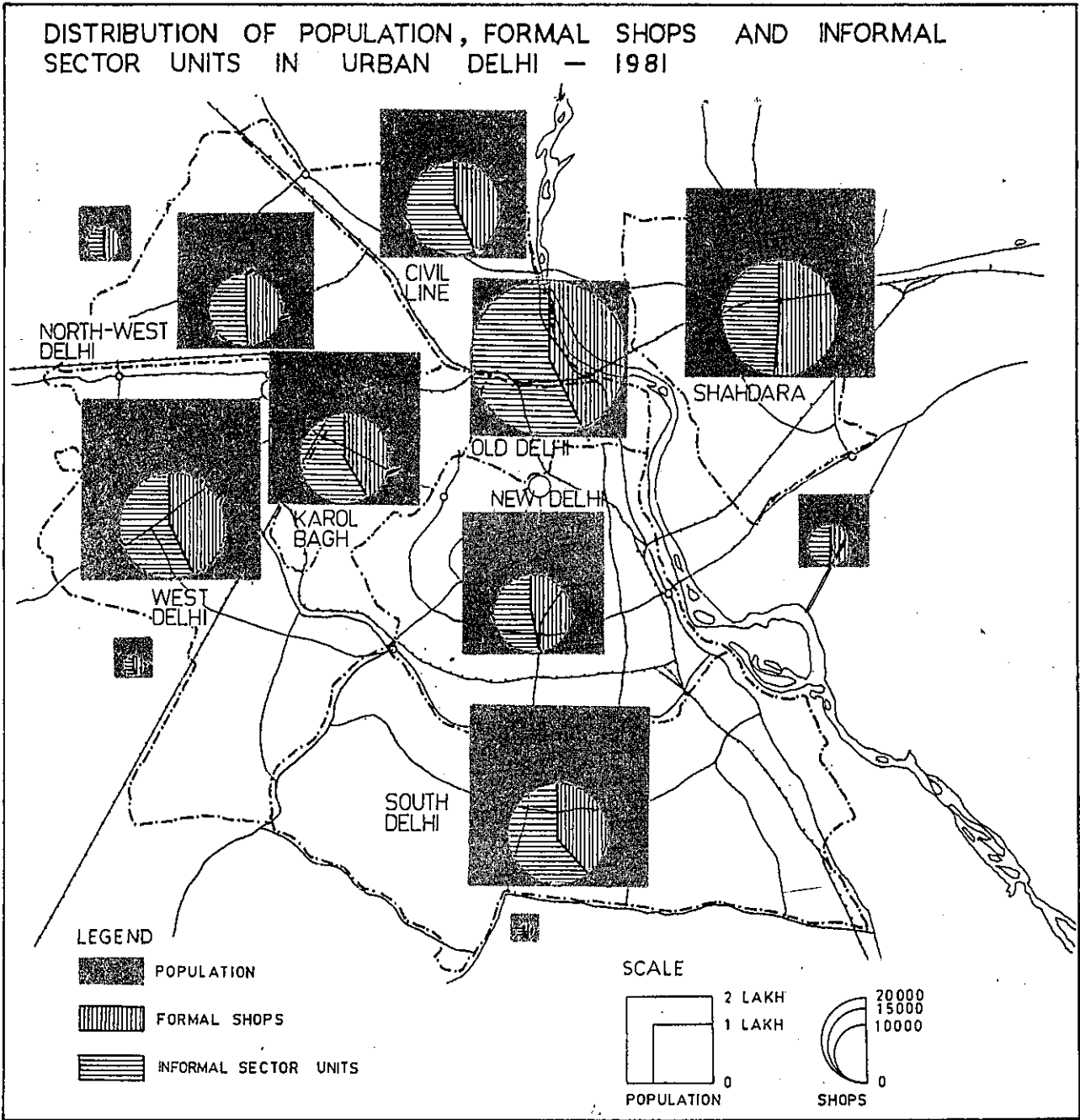
Extensive industrial activity in Urban Extension shall be confined within about 265 ha. area at two locations. These areas shall be mainly utilised for shifting of existing incompatible industrial units and location of some new industrial units.

image of the city. These areas should cater to varying day-to-day shopping needs as well as causal and impulsive shopping. In the city of Delhi, informal sector plays a very important role which needs to be recognised. This sector which is generator of employment remains at low productivity in the absence of proper infrastructure. It is possible to create lively shopping areas integrating informal sector.

# Trade and Commerce

## Retail Trade

Shopping areas are very important and these create an



At present Delhi has about one lakh retail shops at the rate of 18.25 shops per thousand population. These are located in about 100 markets, of varying size and character, scattered all over the city. Also about 1.39 lakh informal sector retail units (without roof) are working within these shopping areas along road-side and other points of public concentration. Delhi has the tradition of weekly markets and at present there are 95 weekly market sites (1.8 weekly markets for 1 lakh population) with about 6,000 daily shopping spaces; these markets work once in a week at one place and the entrepreneurs keep moving to different places on different days of the week. The retail shopping centres are varying from the temporary ones in the sub-urban area to Palika Bazar—the most fashionable one in the city or say unique in the whole of North India. Additional population of about 28 lakh in DUA 81 would require 44,200 retail shops; (Average area of a shop to be about 26 sq.m.)

Urban Delhi has at present about 38.6 lakh sq.m. of commercial office space; for additional employment 24.72 lakh sq.m. space is required within DUA 81 and 28.44 lakh sq.m. in the urban extension.

To accommodate required shopping, commercial offices, offices for undertakings and other related activities like cinema, hotel and needed facilities the following five tier system of commercial areas is to be generally followed:

Level	Name	Population Served
I	Central Business District (including sub-Central Business Distt.)	City (including sub-city)
II	District Centre	4,00,000 to 7,00,000
III	Community Centre	60,000 to 100,000
IV	Local Shopping	15,000 to 20,000
V	Convenience Shopping	5,000 to 6,000

### Central Business District:

Central Business Districts (CBD) are at the apex in the hierarchy of the commercial centres working at city and regional level. The existing areas functioning as CBD are:-

- (i) Old City
- (ii) Asaf Ali Road
- (iii) Connaught Place and its Extension (Metropolitan City Centre)
- (iv) Karol Bagh

Old City, Asaf Ali Road and Karol Bagh, now form part of the area designated as special area and to be developed as per special regulations given in the development code. Connaught Place and its extension shall be developed as per the approved Development Plan of the Metropolitan City Centre with the condition that an urban design study should be conducted in relation to decentralisation of its activities.

### Sub-Central Business

Two Sub-Central Business Districts at sub-city level are proposed for development by 2001, one in the Trans-Yamuna area and other to be in the Urban Extension. These shall be developed as per the land allocation given below:

	Trans Yamuna area	Urban Ext.
(Area in Hectares)		
1. Wholesale Trade	10.0	—
2. Retail Trade	13.3	17.0
3. Offices	6.6	17.0
4. Service Centre	2.0	3.0
5. Hotel	2.0	6.0
6. Cultural Centre	2.0	4.0
7. Public Facilities	2.5	6.0
8. Open space (for design flexibility)	9.6	13.0
Total	48.0	66.0

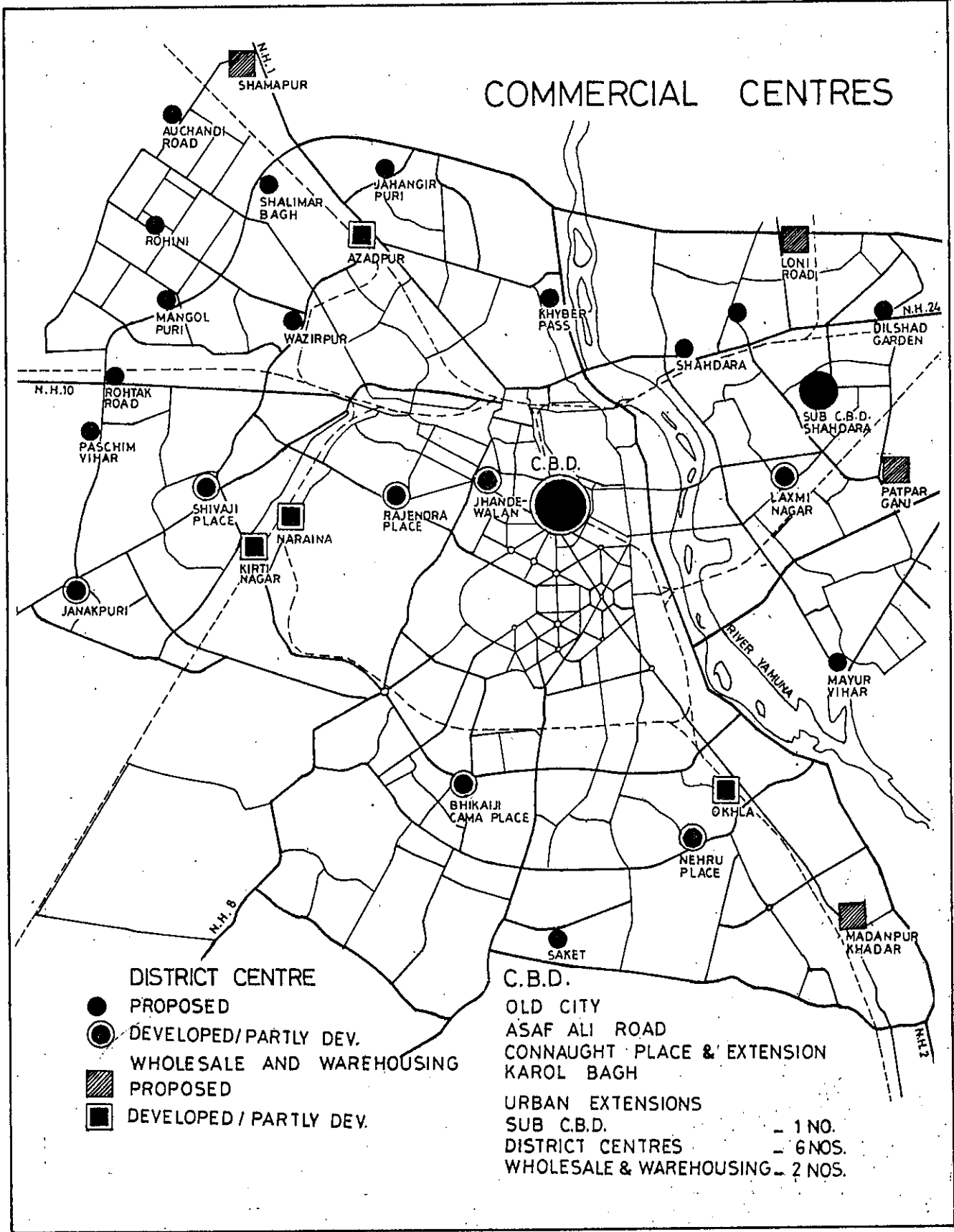
Trans-Yamuna area has more than one million population as per 1981 Census. By 2001 the Sub-CBD shall cater to a population of about 17 lakh and should be developed on priority.

### District Centres

Three district centres, namely Nehru Place, Rajendra Place and Bhikaji Cama Place have been almost fully developed and three others, namely Janakpuri, Laxmi Nagar and Shivaji Place are in the process of development. Major part of Jhandewalan was developed even prior to 1962 and part of it is under development at present. The land allocation for these district centres is given below:

District Centre	Area in Hectares
Nehru Place	38.20
Rajendra Place	9.31
Bhikaji Cama Place	14.16
Janakpuri	14.97
Laxmi Nagar	12.95
Shivaji Place	22.60
Jhandewalan	12.97

# COMMERCIAL CENTRES

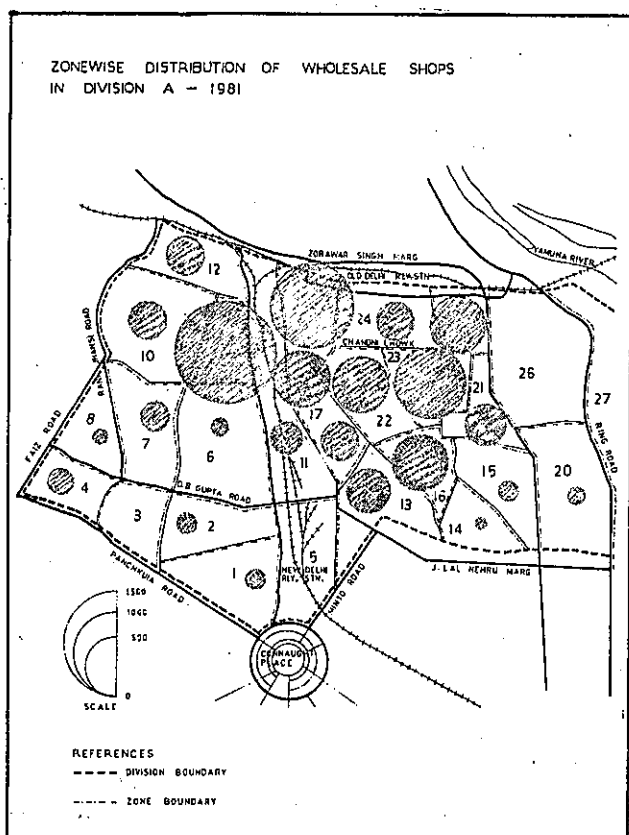


In Nehru Place 4 hectare area which was proposed for Govt. offices during the period 1961-81 is now recommended to be developed as retail shopping on 30% coverage and 75 Floor Area Ratio (FAR).

Besides the above seven district centres, 20 other district centres would be required to be developed by 2001.

## Community Centre (CC)

There would be 82 Community Centres in the DUA and 40 in the Urban Extension. The community centre in urban extension are proposed to be expanded along the roads as street shopping on the pattern of tradition shopping. The shopping shall be segregated from the main street by three to four rows of the plantation and shall be served by linear parking strips. Some of the community centres, however shall be of integrated type. During the period 1961-81 Community Centres were mainly provided for retail shopping, commercial and professional offices. The need of fruit and vegetables and service and repair shops should also be integrated.



## Local Shopping Centre & Convenience Shopping Centre

These are not marked on the Land Use Plan and shall be indicated in layout plans.

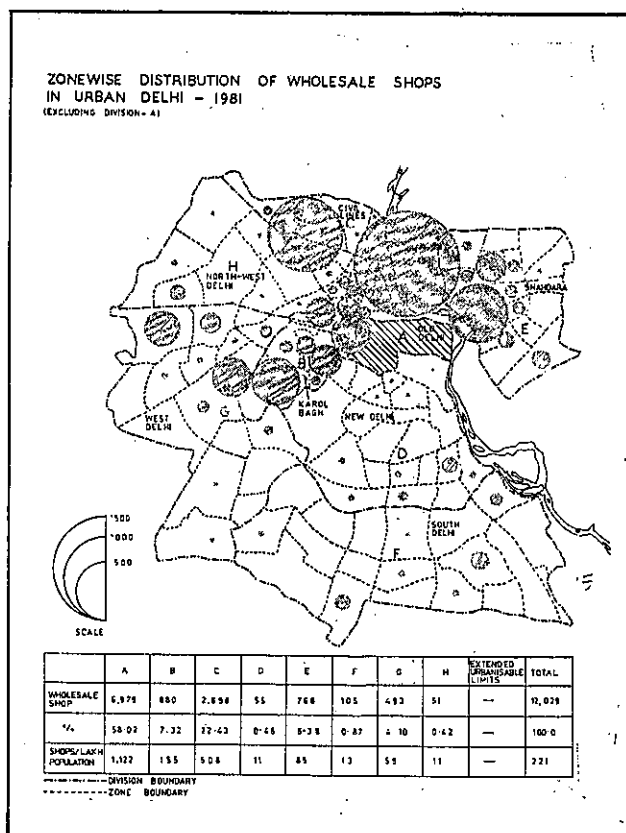
DELHI VIKAS VARTA

Special attention is required for the low turnover shops like fruit and vegetable, service and repair. In the last two decades, most of these came up in unauthorised manner. To avoid continuance of this situation, land has been allocated for these shops in commercial centres, and also specific areas have been earmarked in the land use plan in DUA 81 for service centres.

## Wholesale Trade

There are about 24,600 wholesale shops and establishments in wholesale markets in Delhi. About 12,000 commodity handling shops (at the rate of 2.21 per 1,000 population) have been actually enumerated. Most of the wholesale markets are located in the congested central part in Old Delhi and were established during the late 19th century and early 20th century. The survey of goods movement revealed that out of total inward traffic (exclusive of bypass) 25% had destination in Division 'A'.

The wholesale markets are dealing with 27 major commodities. The largest wholesale trade based on the number of shops is textile and its products located in Chandni Chowk and Maliwara, followed by auto-parts and machinery located in Kashmere Gate area.



Rankwise other wholesale commodities are fruits and vegetables (Azadpur Market), hardware and building materials (Chawri Bazar, Shradhanand Marg), paper and stationary (Chawri Bazar and Nai Sarak), food items (Khari Baoli) and iron and steel (Naraina).

To develop modern wholesale markets, these should be integrated with the freight complex where the wholesale business could be operated more efficiently in a better environment. Basic functions of the integrated freight complex are:

- (i) to provide facilities for regional and intra-urban freight movement.
- (ii) to provide facilities for freight in transit as well as inter-change of mode.
- (iii) to provide warehousing and storage facilities and inter-link these sites with specialised markets like iron and steel and building materials; hosiery, plastic, leather and p.v.c.; auto motor parts and machinery; fruits and vegetables.
- (iv) to provide servicing, lodging and boarding, idle parking, restaurants and other related functions in the complex.

The integrated freight complexes discharge functions at regional and metropolitan level. Local wholesale markets of medium size are required to enable distribution of commodities from these complexes to the retail outlets. Such local markets also need to be dispersed throughout the city. These should have parking, repair and servicing facilities and could be either integrated with the commercial centres or provided separately at a selected number of nodes or lines of movement.

The new whole sale markets need to be developed at suitable locations in different parts of the city to encourage decentralisation at two levels:

- (i) Regional distribution and
- (ii) Regional cum local distribution.

In case of existing developed areas, wholesale markets which are hazardous in nature like plastic and p.v.c. goods, chemicals, timber and petroleum and its products, should be shifted to the areas specifically assigned for these.

In old city wholesale markets, all unauthorised encroachments/projections on roads/government land should be removed to facilitate easy movement of traffic and only limited entry to the slow and fast-moving vehicles provided. Further extension of the wholesale activity in the existing markets may be totally stopped.

### Specific Proposals for New Markets

(a) Regional Distribution Markets—Regional wholesale markets along with warehousing and truck terminal facilities are proposed to be developed on the major entry routes to Delhi as given below:

- (i) in the East near Patparganj and on Loni Road;
- (ii) in the South near Madanpur Khader;

- (iii) in the South-West in Urban Extension
- (iv) in the North in Urban Extension

To bring in decentralisation in the wholesale trade, new markets, specially space extensive should be located in the towns of Delhi Metropolitan Areas as given below:

- (i) Ghaziabad — Iron and Steel
- (ii) Faridabad — Motor Part and machinery and iron and steel
- (iii) Gurgaon — Motor part and machinery & building material
- (iv) Kundli — Fruit and Vegetable, timber and building material
- (v) Loni — Building material and timber

Further, Ambala/Saharanpur is the suitable location for a large wholesale market for Apple.

(b) Regional-cum-Local Distribution Markets.

Delhi in fact, is one metropolitan city but has become an agglomeration of cities. Eleven secondary wholesale markets as Regional-cum-Local Markets are proposed as under:

(a) DUA 81 (Population 82 lakh in 2001)

East

(i) Sub-CBD (Shahdara)

South

(ii) Okhla

West

(iii) Rohtak Road District Centre

(iv) Shivaji Place District Centre

North

(v) Wazirpur District Centre

(vi) Rohini District Centre

(b) Urban Extension

(Five markets of 10 ha each for 40 lakh population)

### Storage of Oil and L.P.G. Gas

Shakurbasti Depot being in the densely inhabited area should be shifted to a site about 13 kms. away between Ghevra and Tikri Kalan which shall be a major storage site for white oil, black oil and LPG. The existing LPG plant at Shakurbasti should be shifted as early as possible.

Bijwasan, which is an existing oil terminal near Delhi Airport should be contained within the area already allotted for this purpose. At most, it may be allowed to expand by about 8 ha by adding a land lying between the existing terminal and the Delhi Airport boundary. Bijwasan shall be major storage depot for white oil.

Third major oil terminal site should be developed near Holambi Kalan on Delhi-Ambala railway line in the

beginning of next decade i.e. in 1991. This site could be connected to the existing oil pipe line through a 8 km pipe link. This storage depot shall be mainly for white oil and LPG.

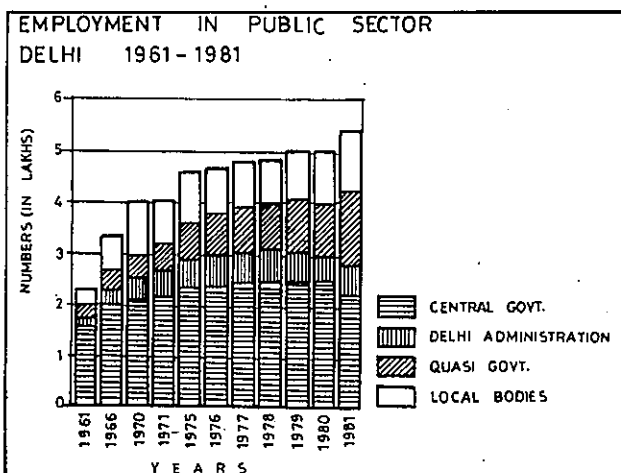
Two road based LPG depots are proposed to be developed, one in South-East Delhi in the East of Agra Canal near Road No. 13 and second in the North along Road No. 50. Agra Canal site could be developed immediately.

A site measuring about 10 ha. adjoining to the Badarpur Thermal Power Station would be suitable to be developed exclusively for black oil by providing Railway siding to this site.

## Government Offices

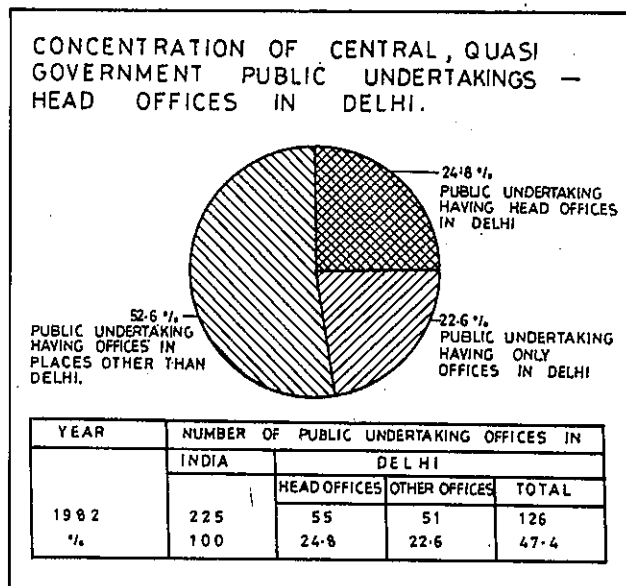
Public Sector employment in Delhi at present is 5.42 lakh (i.e. 27.92% of total work force) with an average growth rate of 4.56% in the last two decades and is distributed as under:

	Employment (in lakh)	Average Annual Growth Rate (1961-81)
Central Government	2.26	2.77%
Quasi Government	1.41	9.73%
Delhi Administration	0.58	4.29%
Local Bodies	1.17	6.86%



The Quasi-Government employment is increasing at an alarming rate. 24.8% of the Central Government Undertaking have head offices and 22.6% have liaison Offices in the City. This alongwith the regional wholesale are the major sectors attracting migration to Delhi. The data of last two decades indicates that Central Government employment has a constant

proportion to all-India Population (0.47%) though Delhi's share has increased from 6.8% of the total of Central Government employment in 1961 to 7.14% in 1981.



Only such new central government offices which directly serve the ministries of the Government of India and only the liaison offices of the Undertakings should be located in Delhi. The Quasi-Government employment needs to be judiciously distributed in the regional towns and the counter magnets as part of the National Capital Region.

For balanced development at regional level and sub-regional level, the employment in Central Government and Quasi-Government Undertakings should be restricted. The growth rates between 1981-2001 in public sector have been assumed to be as given below:

	Employment 2001 (in lakh)	Average Annual Growth Rate 1981-2001
Central Government	3.16	2.67%
Quasi Government	3.84	5.14%
Delhi Administration	1.53	4.97%
Local Bodies	2.41	3.68%

Inspite of lower growth rate proposed for Quasi-Government employment in Delhi, the total employment in this sector would overtake Central Government employment around 1995. Part of the 3.16 lakh Central Government employment proposed for the year 2001 has been provided along the ring railway. It would help the transportation system and also a convenient journey to work for Central Government employees.

#### Additional sites for Central Govt. offices

	Area in ha	Employment
I.N.A.	4.00	5,000
Safdarjung Railway Station	54.00	67,875

20 ha. area for government offices is earmarked in Saket, where a large Central Government housing complex has been developed. While the specific locations have been earmarked for the Central Government offices, the quasi-government offices shall be accommodated in the commercial centres i.e. Community Centres, District Centres and Central Business Districts.

Major Delhi Administration Offices are located in Old Secretariat which is a historical building and should be conserved. Barracks area adjoining to the Old Secretariat would be redeveloped to accommodate additional Delhi Administration Offices.

Presently District Courts are located at one place i.e. Tis Hazari. Land has been earmarked for District Courts in 4 more locations to accommodate district courts and allied Delhi Administration and DDA offices

- |   |        |
|---|--------|
| (i) Near Saket District Centre                                | — 7 ha |
| (ii) Near Sub-CBD Shahdara                                    | — 3 ha |
| (iii) Junction of Outer Ring Road<br>and Western Yamuna Canal | — 3 ha |
| (iv) Near District Centre in<br>South West (UE)               | — 3 ha |

In fact, major part of the Local Bodies employment and Delhi Administration employment would be accommodated in the public and semi-public facility areas. New headquarters of the Municipal Corporation could be housed on the proposed civic centre site on circular road opposite Ram Lila Grounds.

## Transportation

Delhi is the converging point of five railway lines and nine roads of which five are National Highways. Unless strong measures are taken in the structuring of the ring towns in the National Capital Region and the regional railway and road linkages are developed which will create an environment for development in the NCR, the convergence of the existing transportation system will create chaotic conditions in Delhi. The structure of Delhi Urban Area within the Metropolitan Region is in peculiar state because a number of programmes and developments that are in pipeline in the towns at the periphery of the Union Territory will have a profound effect on the city. Further, at the level of Delhi Urban Area, the problem is serious due to the size, magnitude and number of the CBD functions which need decentralisation.

## Intra-city passenger movement

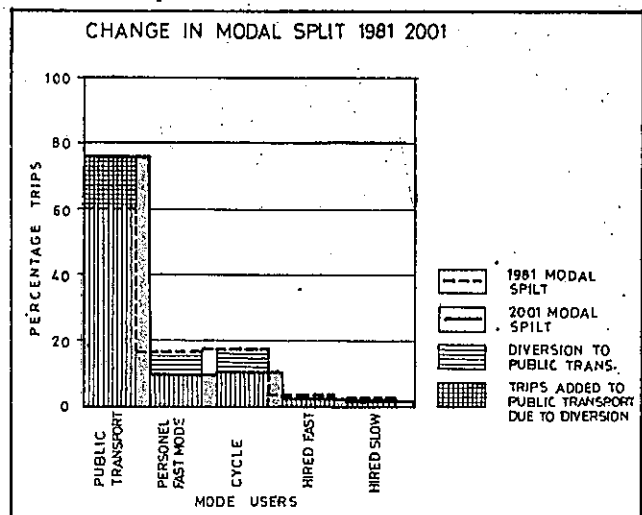
Hitherto, transportation planning in Delhi has aimed at minimising the gap between demand and supply by increasing the capacity of the urban transport plan involving projection of past trends which has been snow-balling towards increased supply of roads for the automobile traffic. The problems of the vast majority of the population relating to bicycles and public mass transportation system, movement in the Old City and pedestrian movement all over the city remain to be attended. An environmentally and economically acceptable approach to resolve the transportation problems of the city need to be based on innovations both in technique and technology.

The need of the city is to reorganise and restructure its activity-transportation fabric in the light of all options and choices. Thus, the fundamental goals of the Plan for Transportation are:

- To establish a reliable, efficient and attractive multi-modal public transportation system;
- To generate conditions for safe usage of bicycles;
- To establish a reasonable freedom to automobile traffic;
- To establish safe pedestrian movement; and
- To encourage innovative management technique to resolve problems of critical areas.

During the last two decades there has been considerable change in the modal split. Since 1957, modal trips through public transport including chartered buses have increased from 24.26 to 59.70 per cent. Of course, Delhi Transport Corporation (DTC) buses are the major public transport mode. There is rise in per capita modal trips from 0.466 in 1969 to 0.722 in 1981. Trips projections for the year 2001 are:

Total person trips	— 180.40 lakh
Walk trips	— 69.77 lakh
Vehicular trips	— 116.63 lakh



## Proposed Multi-Modal Transport System

Keeping in view the physical forms obtainable in the existing Urban Area like Old Delhi, New Delhi and new developments, it is logical to state that a single mode of transport cannot effectively serve the needs of the city. Accordingly, a multi-mode system suitable for the over-all structure of the city and at the same time inter-linking the various sub-structures is proposed. For the existing urban areas, it is envisaged to consist of the electrified ring rail, bus transport and light rail transit on a select number of corridors.

### Ring Rail

The ring rail has been carrying 9,000 passengers per day in 1981 before the electrification. It was electrified

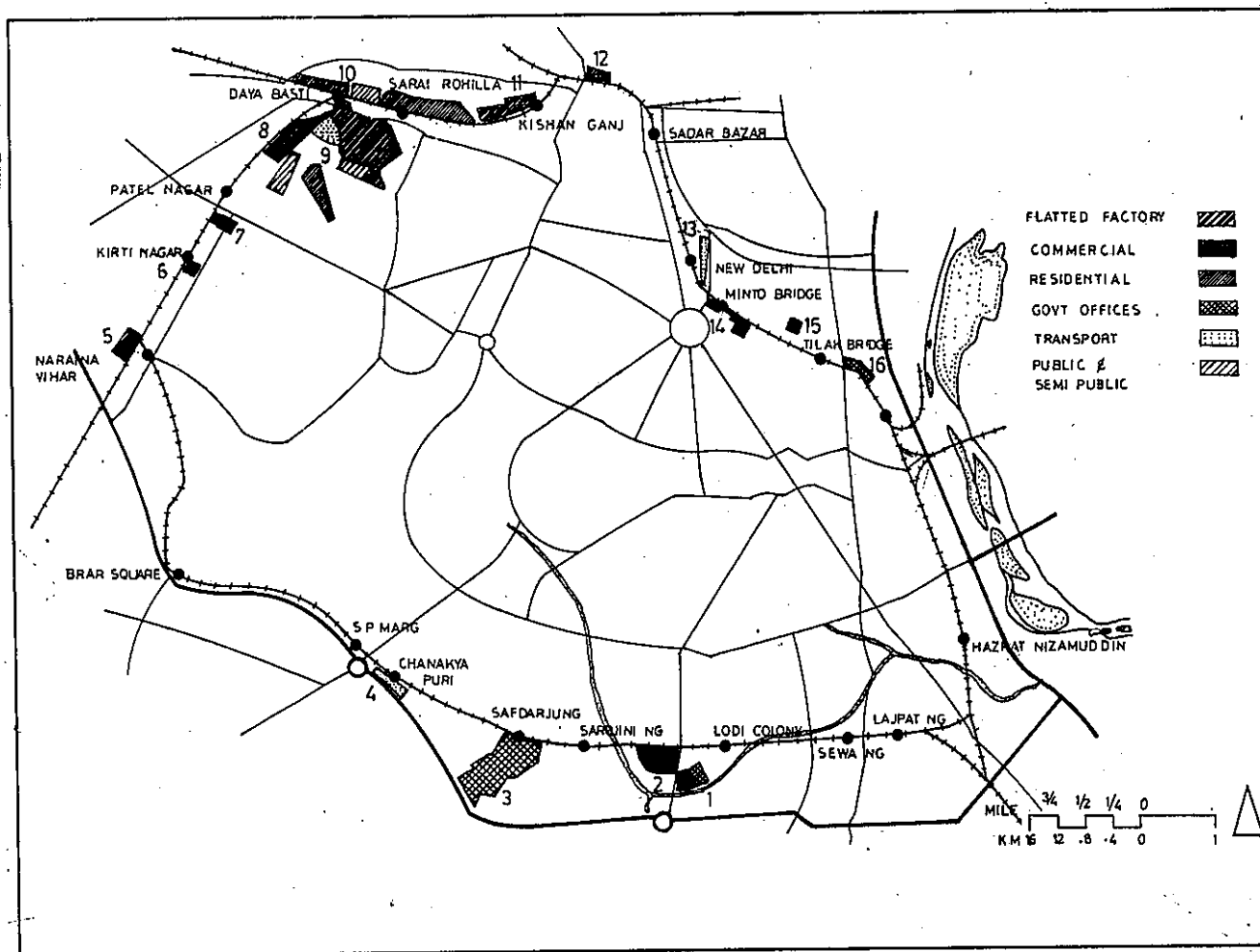
during Asian Games in 1982 but after the introduction of Electric Multiple Units the passenger movement on the ring rail in fact has decreased. There could be number of reasons for the ring rail carrying less passengers than anticipated, but one of the reasons is uncomplimentary land uses in the area along the ring.

Land uses along the ring rail are required to be restructured mainly in the following areas:

- (i) Anand Parbat
- (ii) INA Colony
- (iii) Pusa Institute
- (iv) Kirti Nagar

## TRANSPORTATION

### RESTRUCTURING OF AREAS AROUND RING RAILWAY





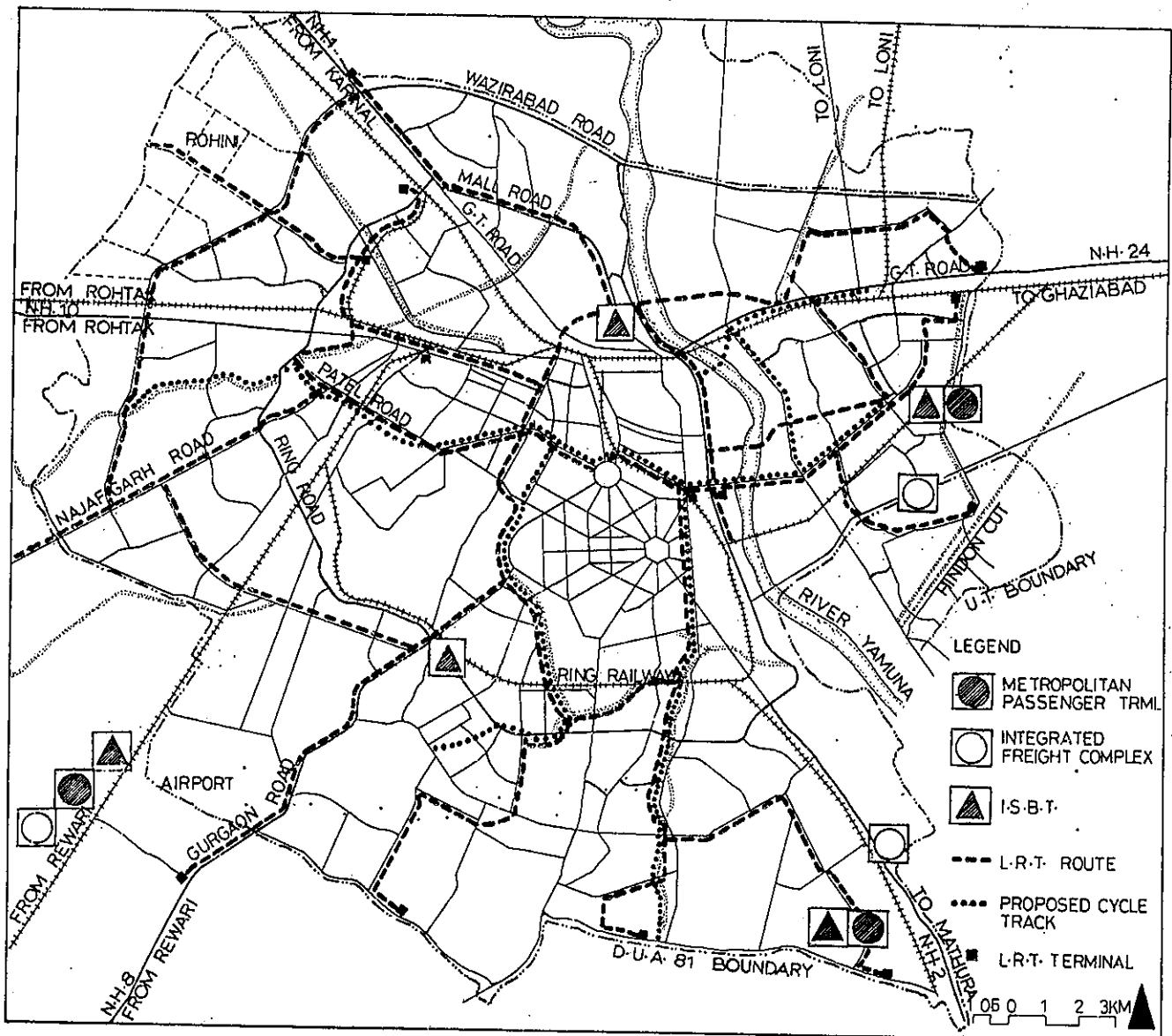
## Light Rail Transit (LRT)

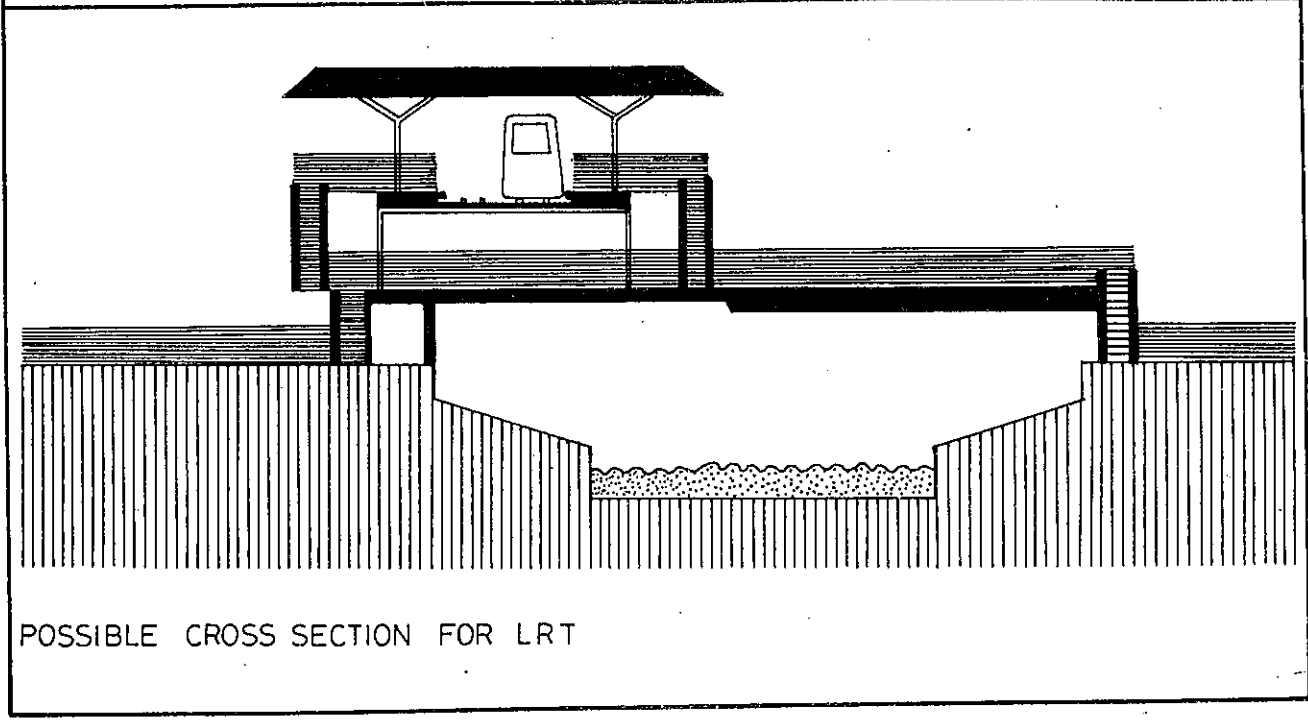
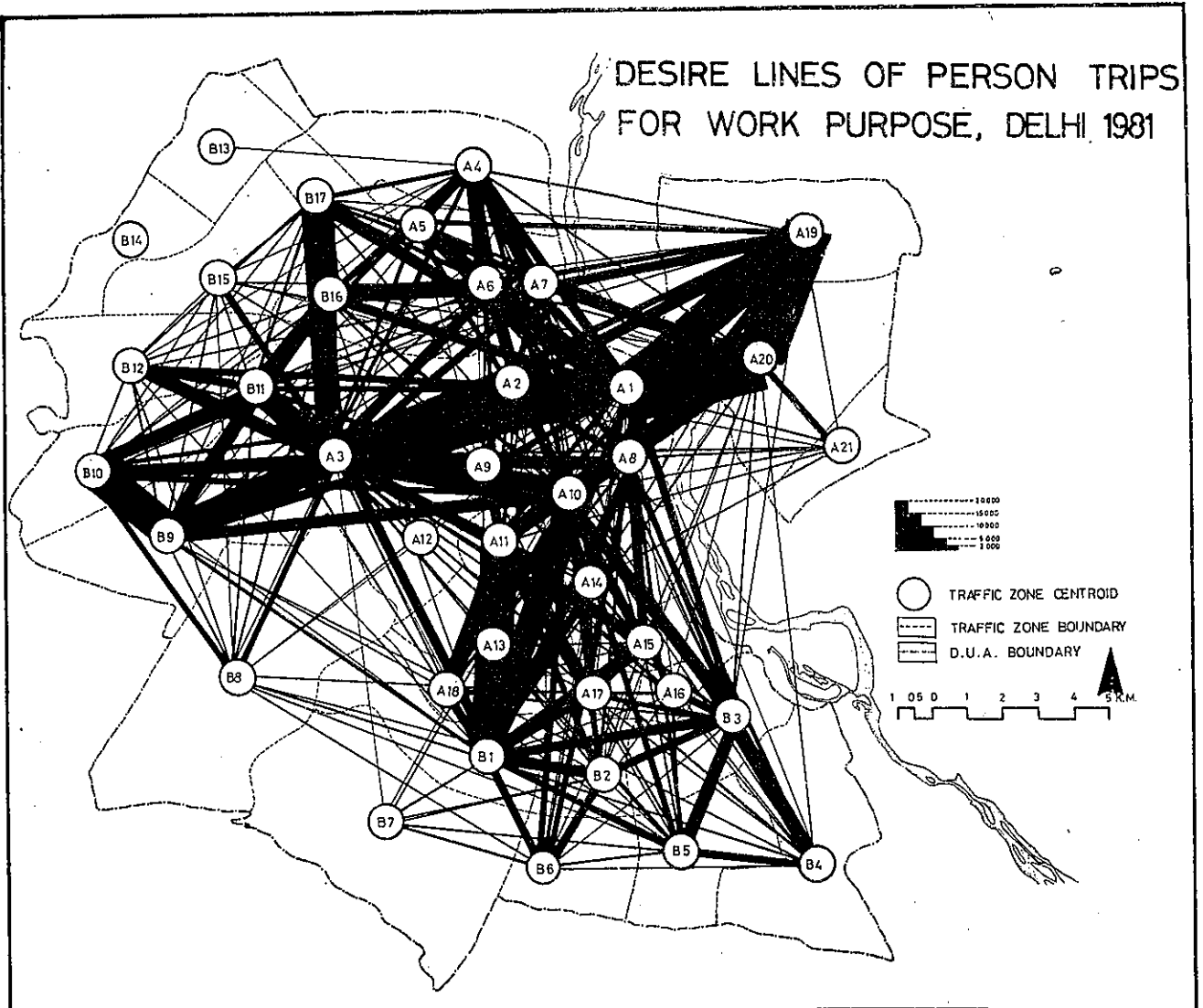
Another mode proposed for the intracity passenger movement is the light rail which has got a capacity upto 20,000 passengers per hour. It is a medium capacity passenger transport system compared to the Underground Rapid Transport; but its cost index is about one tenth. It is electrically propelled rail vehicles operating singly or in trains. LRT takes advantage of unique feature of rail technology; although guided, it can have grade crossings and even run on streets. LRT has the ability to share and utilise all types of right of way on the same route and yet have the advantage of the guided technology; high capacity, high labour

productivity, comfortable ride. Its performance characteristics like lower noise level, absence of exhaust fumes and a better safety record make LRT more compatible with pedestrian environment than buses. The light rail system is an alternative to the bus system wherever a high capacity movement is required. In the existing Urban Area and in the Urban Extension, about 200 kilometers of light rail would be required by the year 2001. Major corridors recommended are:

(a) Vivek Vihar to Najafgarh Road along Vikas Marg, ITO, Panchkuin Road, Pusa Road, Rajendra Place, Patel Road.

## TRANSPORTATION - DELHI 2001





Corridors along New Rohtak Road from Faiz Road to Zakhira and from Panchkuin Road to Link Road to Pusa Road, Patel Road and linking Ring Road shall have very high intensity of movement towards later part of the plan period and a study to provide underground rapid transit system along this part may be conducted.

(b) From Mehrauli-Badarpur Road to G.T. Road (new Sabzi Mandi) along Lal Bahadur Shastri Marg, Mathura Road, Exhibition Ground, Ring Road, I.S.B.T., Sham Nath Marg and Mall Road.

(c) From Najafgarh to Dhaula Kuan along Jail Road and Station Road.

(d) From Palam Airport to Khyber Pass along Gurgaon Road, Dhaula Kuan, S.P. Marg, Faiz Road and Rajpur Road.

(e) Dilshad Garden to Rohini along Eastern Yamuna Canal, new bridge at I.S.B.T., Mall Road and Road No. 41 leading to Rohini.

#### Tram

For the central congested area of the Walled City, re-introduction of tram along select number of routes i.e. Chandni Chowk, Esplanade Road, Chawri Bazar and Asaf Ali Road (10 kms) is recommended. Introduction of trams in this area would be supported by a restraint on the use of private modes of transport and provision of parking at interchange points. This would be necessary in order to revitalize the area and improve its environmental quality. The introduction of tram is based on the following:

(a) Characteristics of the traffic on various roads of Walled City show a continuous flow of traffic at low speed. To suit the characteristics, a high capacity and low speed mode e.g. trams at high frequency will prove useful.

(b) Being on fixed track, tram can maintain a high frequency than buses because headway between the two cars can be minimised.

(c) The modern trams are almost free of noise pollution.

(d) The trams can carry over 10,000 persons per hour.

#### Bus

It is desirable that the route pattern of the existing bus transport system is restructured from its present pattern wherein it focuses on the central area than on to the peripheral roads. At the same time, emphasis for bus transport from the existing Ring Road should be reduced with a view to making the ring rail effective. This will require planning and introduction of feeder services which inter-connect the ring rail with residential areas. It is desirable that on the existing road network of Delhi, the number of public transport

buses operated by DTC are increased marginally, their level of service for vehicle movement is improved wherever need is identified and on priority, higher capacity system like the light rail is introduced.

#### Bicycle

There are a number of ways to resolve the cycle problem to provide a safe environment; (i) fully segregated cycle tracks to be provided by adjusting existing road sections and making use of the 'nallahs'. The cycle tracks interconnect trips production and attraction areas. (ii) Partially segregated cycle routes are proposed along traffic corridors where the existing physical conditions pose difficulties. (iii) In other existing areas like the Walled City, Sadar Bazar and Karol Bagh, conditions for cycle movement can be improved by traffic management measures.

Four major cycle tracks proposed are:

(a) From Mehrauli-Badarpur Road to I.T.O. (along Chirag Delhi drain and Mathura Road)

Length of track—13 kms. approx.

(b) From G.T. Road (Shahdara) to Vikas Marg (along the Eastern Marginal Bund)

Length of track—5 kms. approx.

(c1) From Preet Vihar to Connaught Place along Vikas Marg (I.T.O.)

Length of track—10 kms. approx.

(c2) Paschim Puri/Vikas Puri to Connaught Place via Najafgarh Drain, Patel Road, Rajendra Place, Pusa Road and Panchkuin Road.

Length of track—16 kms. approx.

(d) From Shahdara to Chandni Chowk (along G.T. Road and Old Yamuna Bridge)

Length of track—5 kms. approx.

#### Modal Split

The network is based on the modal split for Delhi-2001 to move 12 million trips as given below:

Mode	Modal Split.
Rail	8.57 %
Bus/Tram/Light Rail	65.97 %
Personalised Fast Mode	12.26 %
Hired fast mode	3.27 %
Hired slow mode	0.65 %
Bicycle	9.28 %

### Inter City Passenger Movement

#### Rail

Three rail terminals in the metropolitan city of Delhi cater to about 78 thousand passengers daily going out

of the city by rail distributed as follows:

Delhi Junction	— 50,000
New Delhi	— 25,000
Nizamuddin	— 3,000

Total incoming and outgoing passengers handled at all the 33 stations including commuters are about 362,000 (192,000 commuters and 170,000 long and short distance passengers) through 261 trains (137 long distance and 124 short distance, i.e., from within the National Capital Region). The intercity passenger movement in Delhi has been growing at about 4 per cent per annum. Projections for 2001 are:

Daily total passengers (185 % of 1981)	— 672,000
Commuters	— 354,000
Long and short distance passengers	— 318,000
Total trains	480

To cater to the above passenger movement four metropolitan passenger terminals are proposed, also to serve the D.M.A.

(i) Trans-Yamuna area—to cater to population concentrated across River Yamuna in the East. This will cater to part of NOIDA in U.P. Population of this area is one million which has been projected to about 1.7 million in 2001.

(ii) Okhla—to cater to South Delhi. This will also cater to the remaining part of NOIDA in U.P. after the link road to bridge on Yamuna linking NOIDA is completed.

(iii) Bharthal—to cater to West Delhi and part of the proposed Urban extension.

(iv) North Delhi to cater to part of the proposed Urban extension.

Second entry to New Delhi as well as Delhi main railway station was proposed earlier. In case of Delhi Main railway station it could not be implemented because of some difficulties. After a study now it is found that it is possible to make an integrated road cum rail terminal by integrating Inter State Bus Terminus with Delhi main railway station. This should be possible by using the land to be made available due to shifting of Delhi College of Engineering.

## Bus

Following is the projection for interstate bus movement:

Passenger (both ways)	7,25,000
Bus (both ways)	14,000

DELHI VIKAS VARTA

To cater to the requirements four new interstate bus terminals should be developed, each of 10 ha. within metropolitan railway terminals; besides one exclusive bus terminal should be developed at Dhaula Kuan.

## Air

The International Airport Authority of India have projected the international air passengers and cargo, domestic air passengers and cargo at the following rates as recommended by the Committee on Air Transport Policy, Ministry of Tourism and Civil Aviation.

	Annual Growth Rate	2001
International Passengers	12.00%	163 (lakh)
Domestic Passengers	12.00%	191 (lakh)
International Cargo	15.00%	6.4 (tons)
Domestic Cargo	12.50%	7.9 (tons)

The International Airport Authority of India have worked out extension plans for the Palam Airport with a perspective upto 2001; the total land earmarked for the International Airport is about 2260 ha.

The international airport has been linked to other parts of the City and urban extension through the network to facilitate fast movement.

## Goods Movement.

With the expansion of commercial and industrial activities in Delhi Metropolitan Area, the goods movement within urban area and outside has become very serious and formidable. About 20 per cent of the gross annual freight movement to and from Delhi is by rail and 80 per cent is by road. At the national level, 81.2 per cent of freight is by rail and 17.8 per cent is by road.

## Goods Movement by Rail

(i) On an average week day 1,000 to 1,050 loaded wagons enter Delhi and about 150 loaded wagons leave the Delhi Metropolitan Area. The total freight handled by the rail, is estimated to be in the region of 25,000 tons per day.

(ii) It has been established that 60 per cent of goods from railway stations have their destination in the Old City and its extension i.e. Sadar Bazar, Motia Khan, Jhandewalan, etc.

With the restructuring of the land uses, the ring rail presently partially acting as goods avoiding line would have to be fully left for passenger movement by the year 2001. For goods movement, an alternative line

joining Delhi-Mathura Railway Line with Delhi-Punjab Railway line outside the present urbanisable limits and outside the Union Territory of Delhi would be required to cater to the goods movement by rail.

## Goods Movement by Road

17,500 trucks (two-third of which are loaded and one-third unloaded) are entering or leaving Delhi on an average week day. 25% of the loaded incoming trucks (about 1650 trucks) are bypassing the city. Of the total truck volume, about 50 per cent is handled by two points namely National Highway No. 2 (Badarpur Octroi Post) and National Highway No. 24 (Shahdara Octroi Post).

Movement of incoming trucks on different highways on an average week day is given as under:

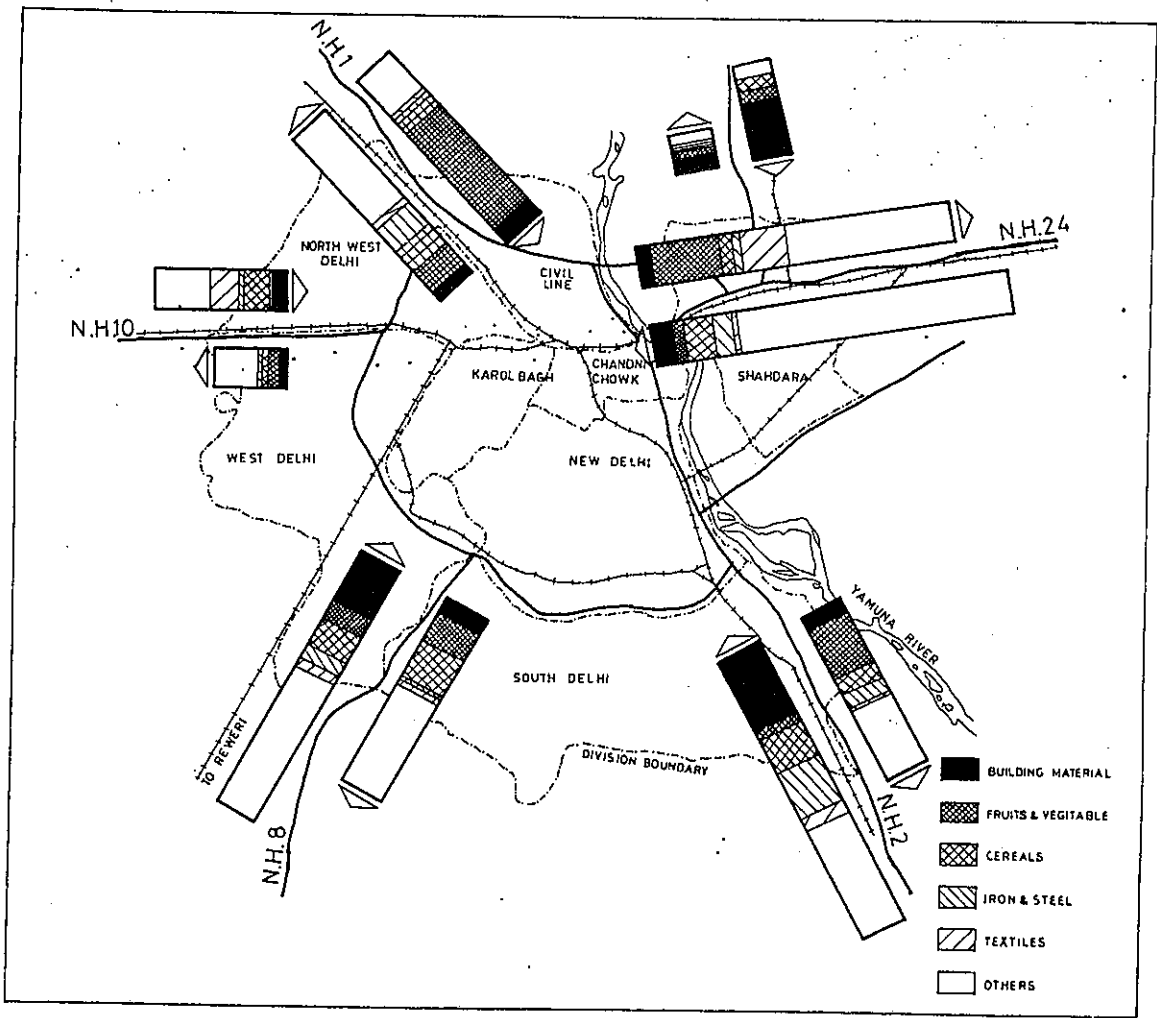
Highway	Rank	No. of incoming trucks	% of total inward flow
National	I	1400	21.00

Highway-2			
National Highway-24	II	1332	20.00
National Highway-8	III	866	13.00
National Highway-1	IV	833	12.50
National Highway-10	V	466	7.00
Loni-Saharanpur Road	VI	433	6.50
Major roads other than National Highways	—	1332	20.00

It is also evident from the survey findings that more than 50% of the inward freight is again going out of Delhi. The basic problem has been created by this, as it is loaded again to go out for various destinations outside.

## TRANSPORTATION

GOODS MOVEMENT BY ROADS IN DELHI - 1981



## Projections for Goods Movement

The projections for the goods movement through rail and road have been worked out as under:

### I. Rail

Number of wagons corresponding to which facilities may be planned, projected @ 3% growth rate and two days accumulation

1981 2001

2100 5700

### II. Road

Loaded vehicles entering and leaving Delhi Urban Area per day.

11965 43194

Empty vehicles entering and leaving Delhi Urban Area per day.

5627 20311

Total

17592 63505

### Integrated freight complex

For the integration of goods movement through road and rail, freight complexes have been recommended. These would consist of wholesale market, warehousing, road (trucks) and rail transport terminals so as to curtail the movement of heavy vehicles within the developments. (Also refer section on wholesale markets under trade and Commerce).

The freight complexes are to be located in a place where they intercept the maximum possible regional goods traffic entering Delhi. Keeping this in view, the sites for freight complexes are:

Madanpur Khadar (NH-2)  
Patparganj (NH-24)  
Loni Road (NH-24)  
G.T. Road (NH-1)  
Bhartal (NH-8)

To reduce congestion in the central city areas, it is essential that the envisaged freight complexes are developed in the next two decades.

### Dry Port

There is proposal to establish a dry port in the Northern Region. This has been under the consideration of the Government since long. Such an activity would have extensive linkages and thus could create conditions for large number of jobs and would be generating high traffic volumes within and at the periphery of the urban area. This activity could be most suitably located out of the Union Territory of Delhi in the NCR. For efficient functioning, this

would require a new rail link in the region connecting Khurja, Palwal, Rewari and Sonapat.

## Metropolitan Transport Authority

The problems of transport of Metropolitan Cities are unique. The experience is that multi-modal metropolitan transportation system should be under the charge of single authority for planning, development and enforcement. To run a multi-modal complex transportation system for Delhi, on rational lines, Delhi needs a unified single transport authority as recommended by national Transport Policy Committee.

## Infrastructure: Physical

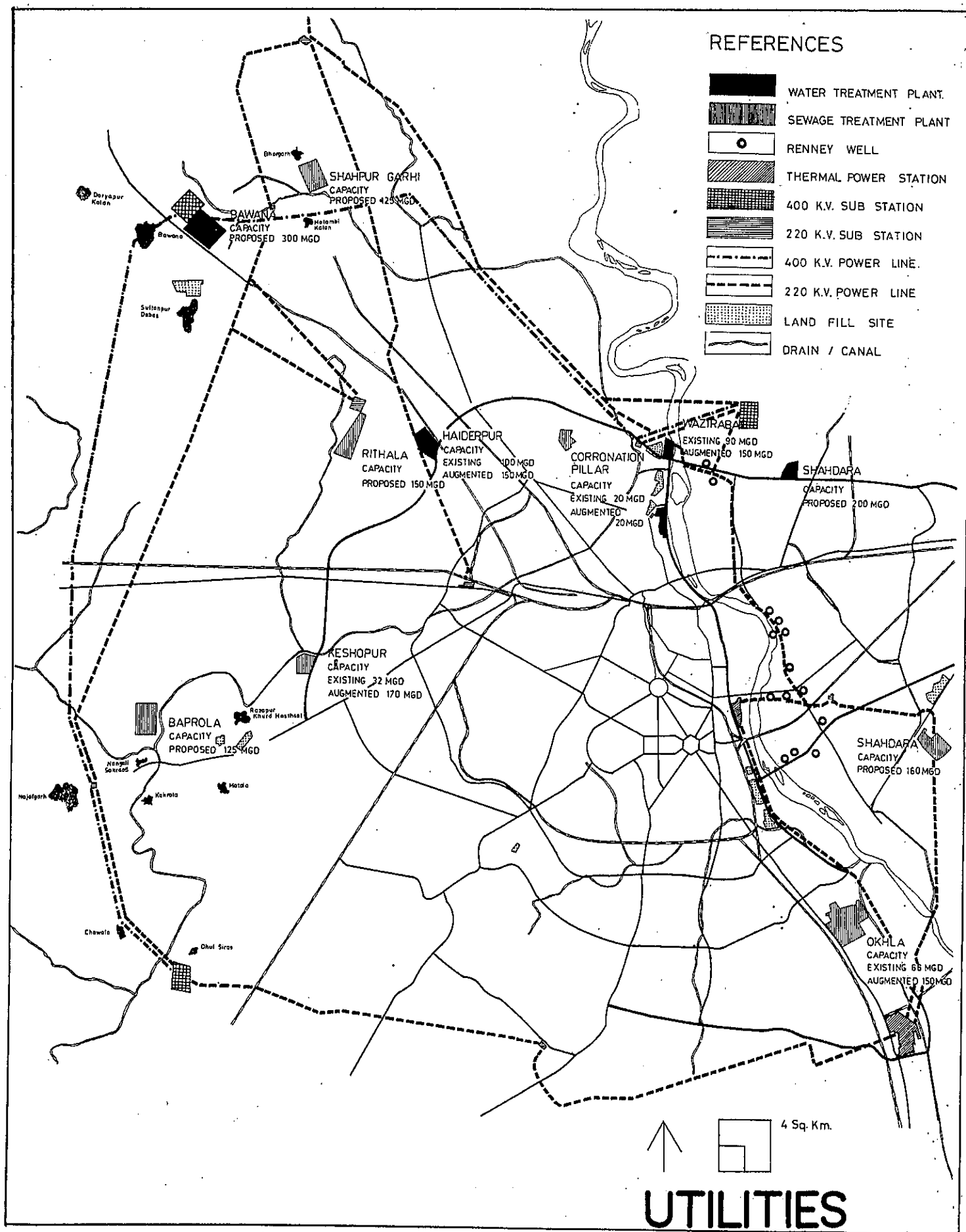
The aspects dealt in this section are (a) water supply, (b) sewerage, (c) power, (d) solid waste management and (e) drainage & channelisation.

The quality of life in a settlement very much depends on the level of availability, accessibility and quality of infrastructure it provides. The rapid growth of population necessitates augmentation of water, power, sewerage, drainage and solid waste management. Analysing the present state of affairs, infrastructure problems could become a cause for a crisis in the Metropolitan life. The sewerage and solid waste management are comparatively internal affairs, but supply of water and power, as well as the drainage are inter-state issues. To reduce the demand, adequate restrictions on population size have been emphasized earlier. Advance action and arrangements for the adequate provision of physical infrastructure would be the minimum effort required.

The existing availability and projected need for water supply, sewerage, power and solid waste is indicated in the following table:

	Water in mgd*	Swer- age mgd*	Power in mw	Solid Waste in tons per day
Earlier				
Target fixed for 1981	250	200	558	2300
Present requirement	496	397	650	2568
Present availability	303	118	2058	
Projection-2001	1127	902	2500	6735

\* Million gallons per day



The additional requirement of physical infrastructure in DUA-81 and in urban extension shall be as given below:

Infrastructure	Additional require- ment	Within DUA-81	Within Urban Extension
Water supply in mgd	671	366	305
Sewerage in mgd	661 (If the water is supplied @ 80 gcd•)	417	244
Power in mw	1800	800	1000
Solid waste management in ton per day	4200	2200	2000

• Gallons per capita per day

The existing infrastructure in DUA-81 shall require complete restructuring because of additional requirements as given in the above table.

## Water

Delhi has to depend on river Yamuna for raw water though partial supply of water in trans-yamuna area is being provided from River Ganga. Tehri Dam in U.P. and Kishau, Lakhwar and Giri Dams in Himachal Pradesh when complete could provide a major share of Delhi water requirements upto 2001. Balance could be met through exchange of waste water from Delhi with Haryana.

To prove additional water supply of 671 mgd, the existing water treatment plants would require augmentation and also construction of a new water treatment plant in North-West by the year 2001 as per the table given below:

Water Treatment Plant	Existing Capacity in mgd 1981	Recom- mended Capacity in mgd 1985	Recom- mended Capacity in mgd 2001
Chandrawal I & II	90	90	150
Wazirabad	80	80	150
Haiderpur I & II	50	100	150
Shahdara	—	100	200
New Plant in North-West Delhi	—	—	300
Okhla	6	—	—
Renney Well	20	61	67
Local Tube Well	7	7	7
<b>Total</b>	<b>253</b>	<b>438</b>	<b>1024</b>

The requirement of water supply has been worked out at the rate of 363 litres (80 gallons) per capita per day with the break-up as follows:

		Consumption in lt.c.d.*
(i) Domestic		225
(ii) Industrial, Commercial & Community requirement	Based on 45,000 lt.ha.d. •	47
(iii) Fire Protection	Based on 1% of the total demand	4
(iv) Garden	Based on 67,000 lt.ha.d. •	35
(v) For floating population and special uses like embassies and big hotel		52

\* Litres per capita per day

• Liter per hectare per day

Minimum water supply in any residential area shall be 135 litres (30 gallons) per capita per day.

## Sewerage

Sewerage treatment is essential to check environmental decay, as well as, to maintain the healthy living conditions. It is noted that the existing capacity of sewerage system in Delhi is grossly inadequate, as about 70% of present population does not have access to regular municipal sewerage. The increasing pollution in the river Yamuna is also a major indicator for lack of sewerage treatment facilities. By augmenting the capacity of existing treatment plants, as well as, through two new sewerage treatment plants, one in North and other in West Delhi of 125 mgd capacity each, the liquid waste in Delhi in 2001 could be taken care of as given below:

Sewerage treatment Plant	Existing capacity in mgd 1981	Recommen- ded capacity in mgd 1985	Recommen- ded capacity in mgd 2001
Okhla	66	128	150
Keshopur	32	70	170
Coronation	20	20	20
Rithala	—	75	150



Shahdara	—	60	160
New Plant in North Delhi	—	—	125
New Plant in West Delhi	—	—	125
Total	118	353	900

The areas where immediate regular sewerage is not available, low cost sanitation system for individual family should be adopted as a short range provision. The area should be planned in such a way that in the long range regular sewerage could be provided.

### Power

Delhi's requirement of power in the year 2001 is estimated to be 2500 Mega Watts (mw.) Delhi may be able to add only a limited capacity to its existing power generation because of increasing air pollution scarcity of water and problematic coal transportation. It would have to bank upon sources of supply away from Delhi. Upto 1991, requirement of power shall be met as given in the following table:

Source	Firm Capacity	
	1982-83 (mw)	1989-90 (mw)
DESU Local Generation	176	236
Badarpur thermal power station	500	500
Singrauli Super Thermal Power Station (U.P.)	15	150
Baira Suil (U.P.)	17	45
New Super Thermal Power Station to be provided in Murad Nagar (U.P.)	—	500
Total	708	1431

To meet the targetted demand of 25,00 mw by the year 2001, the power distribution network would be required to be taken over to 400 kilo Volts (KV) grid from existing 220 kV grid. To cater to this, a power net work has been worked out providing three major 400 kV electric sub-station in the North of Wazirabad barrage in trans-yamuna area; (ii) near Bawana in West Delhi and (iii) near Barthal in South-West Delhi. This would be fed from the Northern Grid and further

power distribution system in Delhi would be from this grid and existing 220 kV grid.

### Solid Waste Management

Considering the nature of solid waste and the economic aspects of disposal, major part of solid waste has been proposed to be disposed off in sanitary landfills. The sites proposed are:

Site Description	Area in ha.
Site near Hasthal Village in West Delhi	26
Site on Ring Road near Village Sarai Kale Khan	20
Site in the North West	58.5
Site near Gazipur Dairy Farm, Trans-Yamuna Area	52
Site near Timarpur existing Landfil	40
Site near Gopalpur Village in North Delhi	20
Site near Jahangirpuri	12

The sanitary landfilling on Ring Road is being done satisfactorily, however, it could be further improved by providing water prevention layer at the bottom to avoid water contamination.

At present, there are two compost plants, one each, run by M.C.D. and the N.D.M.C. located near Okhla Sewerage Treatment Plant.

Waste from vegetable & fruit markets having higher organic contents should be used in these compost plants. No further sites have been identified for compost plant. The experience of the compost plants should be reviewed in 1992 and if necessary, policy changes could be done.

Special care is required in the disposal of waste from hospitals, slaughter houses, fruit & vegetable markets, dairy farms & congested areas of Old Delhi. Hospital waste which contains harmful micro organism should be handled separately and be incinerated. To avoid bird menace special care in the form of covered dust bins and quick removal of waste should be taken in the areas within five kilometres of airport.

To workout the requirement of dust bins, dhallaos, the following norms of solid waste may be adopted:

N.D.M.C. Area	0.67 Kg. c.d.*
M.C.D. Area	0.60 Kg. c.d.

\* Kilogram per Capita Per Day

### Drainage and Channelisation

Drainage: Drainage has two aspects, flood protection and storm water discharge, which are inter-related.

The storm water and flood protection in Delhi are not local but have regional bearing including areas of Haryana and Rajasthan. Najafgarh drain and the Barapula Kushak drains which take storm water discharge in the urban areas, run to their full capacity during peak discharge periods. The required extensions of the present urbanisable limits would cause change in the surface run-off in the areas significantly, and thus the discharge would increase and there would be need of remodelling of existing drains and provision of additional drains. Possibility of a new major drain in the South through Haryana or Delhi to take discharge from Sahibi basin needs to be examined on priority.

Channelisation of River Yamuna: Rivers in the major metropolitan cities of the world like the Thames in London and Seine in Paris, have been channelised providing unlimited opportunities to develop the river fronts. The possibilities in respect of river Yamuna have been studied in depth and indications are that it could be channelised within about 550 metres width and an area of about 3,000 hectares could become available for river front development. The Central Water and Power Research Station, Pune are conducting model tests for the same. After these studies are finalised, development of river front should be taken up by the D.D.A. as a project of special significance for the city.

## Planning Standards for Social Infrastructure

### HEALTH

	Population	Area in Ha.
Dispensary	15,000	0.08 to 0.12
Intermediate Hospital 'A'	1,00,000	2.67
Intermediate Hospital 'B'	1,00,000	1.00
Nursing Home	50,000	0.2 to 0.3
General Hospital	3,00,000	6.00
Poly Clinic	1,50,000	0.2 to 0.3

### EDUCATION

	Population	Area in Ha.
Nursery, Pre-primary Creche	2,500	0.05 to 0.08
Primary School		
(Class I to V)	5,000	0.40
Senior Secondary School		
(Class VI to XII)	7,500	1.60
Integrated schools without hostel facilities	90,000 to 1,00,000	2.20
Integrated schools with hostel facilities	90,000 to 1,00,000	2.60
Colleges		
(i) within Delhi Urban Area-81	1,30,000	4.00
(ii) Urban Extension	1,00,000	4.00
University Campus		

(i) within Delhi Urban

Area-81-one each in

planning Divisions E,F,G.

(ii) one in urban extension

Technical Education Centre 10,00,000

60.00 each

Professional College

(i) New Engg. College

2 Nos. in Urban Extension

60.00 each

(ii) New Medical College

2 Nos. including general hospital in urban extension.

15.00 each

### TELECOMMUNICATION

	Population	Area in Ha.
(i) Telephone Exchange	4,00,000	0.8
(ii) 2 stores for equipment	City Level	4.00 each
Material for Telephone Exchange	North & South Delhi	
(iii) Depot-cum-workshop	City Level	1.00
Telegraph Office	6,00,000	0.17
Head Post Office with Delivery Office	3,00,000	0.06
Head Post Office (Admn.)	6,00,000	0.25

### SECURITY

	Population	Area in Ha.
Police Post	40,000 to 50,000	0.10
Police Station	75,000 to 1,00,000	1.15
District Office	10,00,000	4.80
Police Lines	1 each for North, West & East Delhi	4.00 to 6.00
Distt. Jail	1,00,000	10.00

Home Guard

Zonal Office

(i) within Delhi Urban

Area 1981

20,00,000 1.00

(ii) Urban Extension

10,00,000 1.00

Fire Station/Sub-Fire

Station within 1-3 k.m.

2,00,000 0.60 to 1.00

### DISTRIBUTIVE AND OTHERS SERVICES

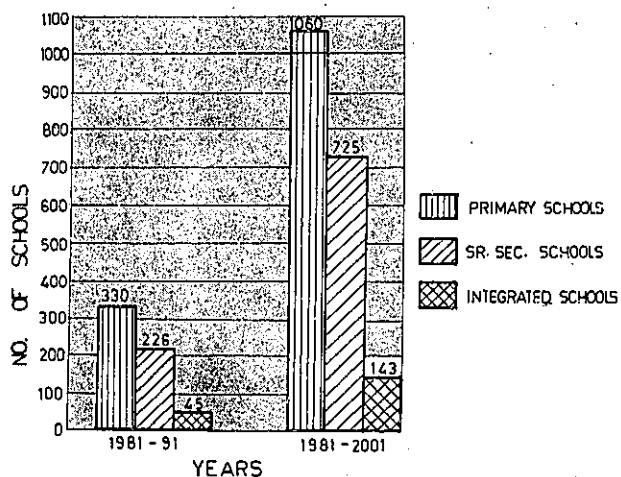
	Population	Area in Ha.
Milk Booth	5,000	0.002
L.P.G. godown	40,000	0.520
Religious Site	5,000	0.04
Community Room	5,000	0.03
Community Hall	15,000	0.10

Additional requirement of social infrastructure based on the above standard between 1981-2001 is indicated in the following table

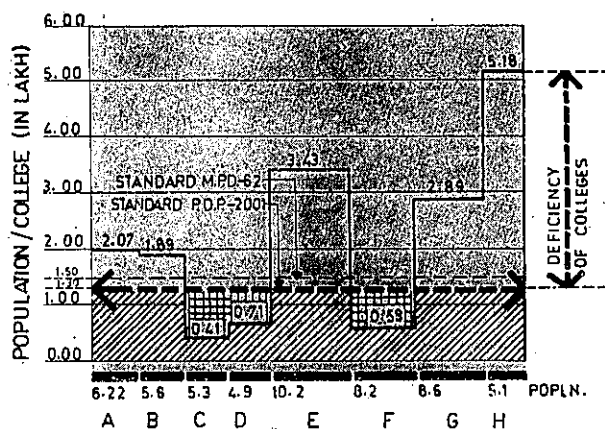
#### Additional Requirement-2001

Social Infrastructure	DUA 81	UE	Total
EDUCATION			
Primary School	298	762	1060

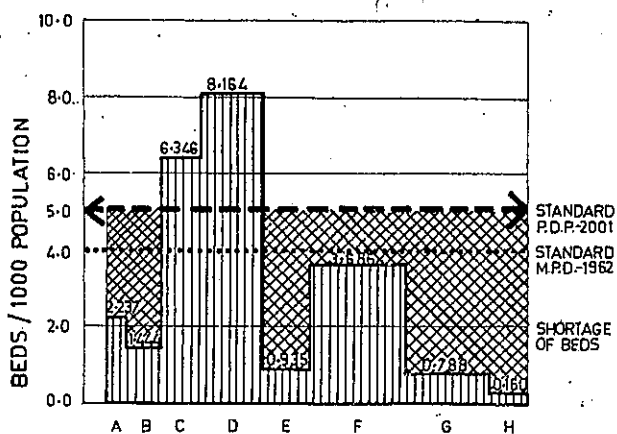
### SCHOOLS REQUIREMENT FOR ADDITIONAL POPULATION DELHI - 2001



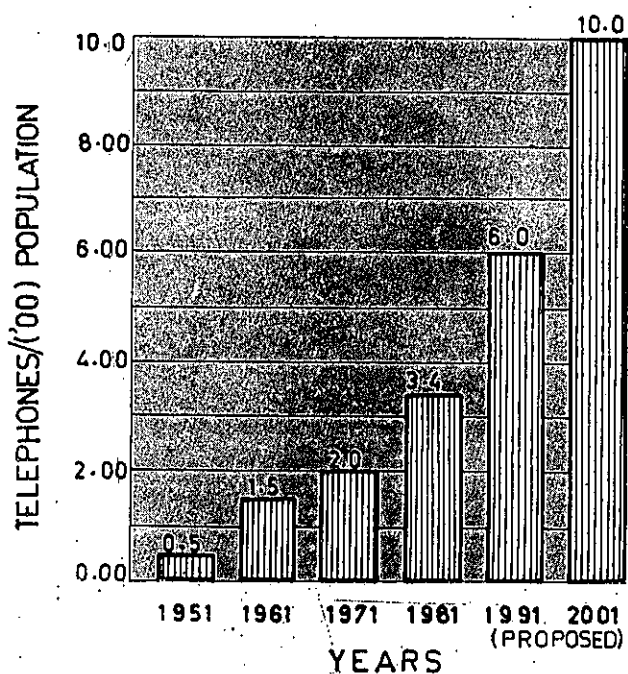
### AVAILABILITY OF COLLEGES IN DELHI

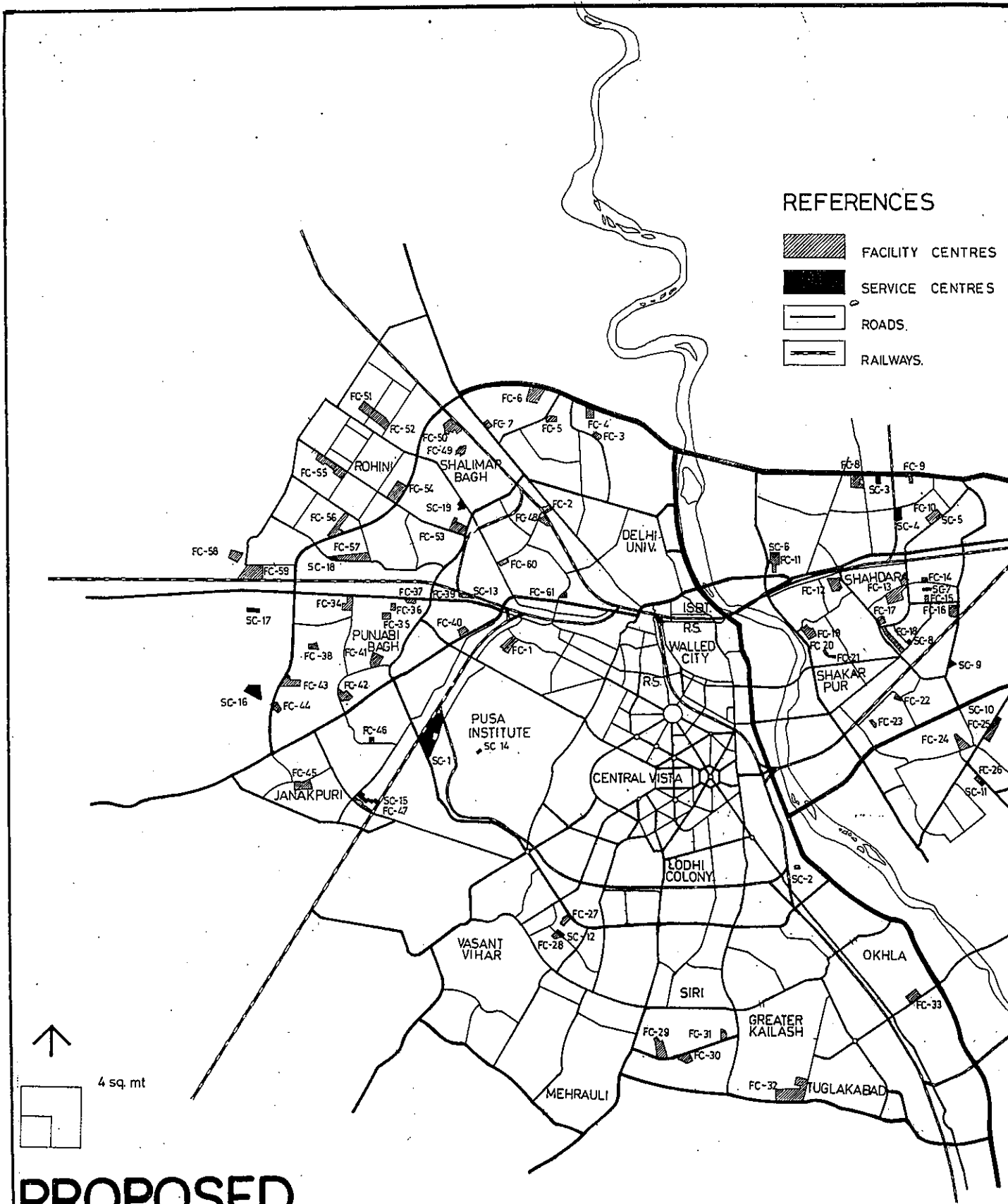


### AVAILABILITY OF HOSPITAL BEDS IN DIFFERENT PLANNING DIVISIONS



### TELEPHONE FACILITY





# PROPOSED FACILITY AND SERVICE CENTRES

Sr. Secondary School	217	508	725
Integrated School	58	85	143
General College	22	38	60
Technical Education Centre-A	3	9	12
University Centre	2	1	3
HEALTH			
General Hospital	9	12	21
Intermediate			
Hospital-B	59	39	98
Nursing Home	110	76	186
OTHERS			
Police Station	28	38-51	66-79
Fire Station	20	19	39
District Jail	3	5	8
Head Post Office	20	6	26
Telephone Exchange	6	9	15
Departmental Telegraph Office	9	5	14
LPG Gas Godown	64	85	149

## Facility and Service Centre

The lower level additional facilities like higher secondary school, primary school, dispensary shall be provided in the layout plan but higher level facilities like college, hospital, police station should be provided at plan level. As it would not be possible to provide individual location for these facilities, concept of facility centre has been evolved to group two or more units in available areas within the DUA 81 and developing these areas as facility centres. 61 such facility centres have been identified on the land use plan to provide for the required social infrastructure. Similarly to accommodate additional repair shops, service shops, gas godowns, service centres have also been earmarked in the landuse plan.

## Environment

Creation of physical and social environment for improved quality of life is the major goal of the plan. Major attributes of environment in a city are:

- Ecology, nature conservation and parks.
- Urban design.
- Conservation of urban heritage.
- Community life.
- Conditions for health, safety and convenience.

## Natural features

Conservation of major natural features in a settlement is of utmost importance to sustain the natural eco-system. Two major natural features in Delhi are the Ridge and the Yamuna River. Ridge in Delhi is defined as rocky out-crop of Aravali Ranges stretching from the University in the North to the Union

Territory boundary in the South and beyond. The central ridge area which is part of New Delhi, was planned as its integral part at the time of development of New Delhi Capital by Edward Lutyen. This area was left in its pristine glory by planting only with the indigenous species of trees like Kikar and Babul. The plan in 1962 identified a further stretch of South Central ridge near Mehrauli. Though parts of the Ridge in Delhi have been erased out, total ridge area now available is 7,777 ha approx. divided as follows:

Northern Ridge	— 87 ha
Central Ridge	—864 ha
South Central Ridge (Mehrauli)	—626 ha
Southern Ridge	—6200 ha

The ridge thus identified should be conserved with utmost care and should be afforested with indigenous species with minimum of artificial landscape.

The River Yamuna now has a high level of water pollution which is mainly from the untreated sewer and waste from industrial areas. Strict enforcement of Water Pollution Act is needed to keep the river clean. Channelisation of the River as proposed shall further help in the improvement of the river front.

## Lung Spaces

Presently within DUA 81, Delhi has 4,335 ha of developed park at city level and about 1,677 ha is available for development. The city has 20 major district parks from different periods of history; Roshanara and Qudsia gardens of Mughal period, Talkatora garden of British period and Buddha Jayanti Park of post independence era. 6,012 ha of District and Regional park area is reserved in DUA 81 @ 7 sqm per person. During implementation of the plan approx. 34% of recreational area has been lost to other uses.

District parks which have been developed are very popular and are being intensively used, specially on holidays. 1,677 ha of district park area available within the DUA 81 should be developed on priority. Part of this area is required to be developed for sports activities as per policy.












Within DUA 81, the following special activity area for recreation are proposed for development.

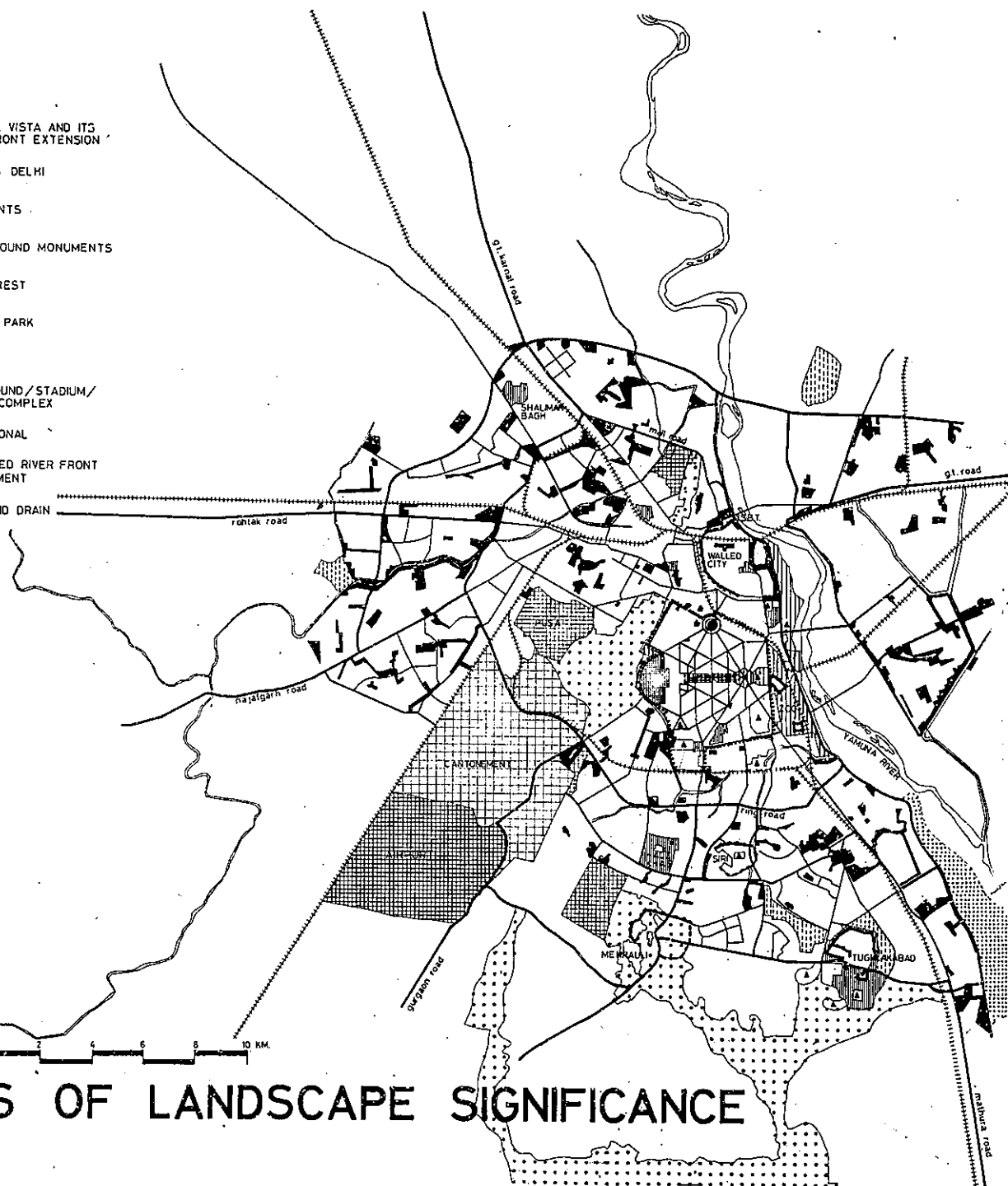
- additional special children parks of 4 ha each (of the type of India Gate Children Park) 7 nos.
- children traffic training parks 5 ha each. 6 nos.
- picnic huts

About 30% of the district park areas should be developed as wood lands planting species of the trees to suit local conditions.

In new developments, the neighbourhood park of atleast 1.5 ha for 15,000 population should be planted

# REFERENCES

-  RIDGE
-  RIVER
-  CENTRAL VISTA AND ITS RIVER FRONT EXTENSION
-  LUTYENS DELHI
-  MONUMENTS
-  AREA AROUND MONUMENTS
-  CITY FOREST
-  DISTRICT PARK
-  LAKE
-  PLAY GROUND/STADIUM/SPORTS COMPLEX
-  INSTITUTIONAL
-  INTEGRATED RIVER FRONT DEVELOPMENT
-  CANAL AND DRAIN



4.50KM

2 4 6 8 10 KM.

## AREAS OF LANDSCAPE SIGNIFICANCE

with flowering trees and shrubs so as to achieve colourful pleasant environment throughout the year.

In the Urban Extension wherever possible water bodies (lakes) shall be developed to act as major lung spaces and to attract migratory birds and for improving the micro-climate. A special recreational area on the pattern of Disneyland should be developed near Tughlakabad/Ladosarai. The district parks in the Urban Extension would be 8 sqm per person which would also include special parks given as under:

Special Children Park	— 4 nos. (4 ha each)
Children Traffic Training Parks	— 4 nos. (3 ha. each)
Picnic Huts	— 4 nos.

## Sports Activity

Sports are very important for physical and mental development of an individual. In the Plan, due emphasis is given on the development of Play and Sports areas for all age groups. Sports Stadia constructed and renovated during the Asiad shall cater to the needs of National and International sports. Further, the development of areas for sports shall be at different levels as under:

Divisional sport centre;	
Population size	10-12 lakh
Area	20 ha.
District sport centre:	
Population size	1 to 1.5 lakh
Area	4 ha
Neighbourhood play area:	
Population size	15,000
Area	1.5 ha
Residential unit play area:	
Population	5,000
Area	flexible

## Re-plantation

There are large number of trees in parks in Delhi which have completed their full span of life. This is specially true about the plantation in New Delhi in parks, on roads and within the bungalows. These trees were planted sometime in 1910 and they are on the last lease of the life span (70 years). Re-plantation to substitute the trees as a cyclic process should be done in these areas to sustain the environment.

## Urban Design

A city is an assemblage of buildings and streets; system of communication and utilities; places of work, transportation, leisure and meeting places. The process of arranging these elements both functionally and beautifully is the essence of urban design. The metropolitan City of Delhi in the course of time is becoming amorphous aggregate of masses and voids

except the definite urban form of 17th century Shahajahanabad and Lutyen's New Delhi.

The Walled City of Shahjahanabad has certain urban form characteristics; the Jama Masjid is a dominating feature located on hill top and is different, both, in form and scale from the other developments of the city. The vista of Chandni Chowk was planned to act as commercial spine, as well as, to have a certain visual character with important building of Red Fort and Fateh Puri Mosque at its two ends.

In case of Lutyen's New Delhi, planning of central vista was conceived as a landscaped stretch to form continuity between the ridge and the river Yamuna. This stretch with its nodal points of the Rashtrapati Bhawan and India Gate has tremendous visual quality and is one of the finest example of urban design in the world. Even while New Delhi was segregated from the Old City physically with a barrier like Ramlila Grounds, it was visually linked with Parliament House, Connaught Place and Jama Masjid in the same axis.

In developments carried out later, neither urban form nor visual characteristics were given due consideration. The new development within the framework of the Master Plan is more on the basis of division of land for different uses and it lacks in spatial qualities. All the roads whether at the city level or local level are mere plot dividers and fail to achieve the continuity of harmony of space. The present urban form is the outcome of zoning and sub-division regulations. An illustration in support of this point is that of Connaught Place extension where undesirable changes took place in the absence of urban design framework. Justifiably, these changes in the form are in tune with spirit of time and technological development, however, the new building and space form are in direct contract to the old forms and result is a confused and indifferent skyline.

To arrive at a conscient basis for policies which effect the fabric, a study has been made for:

- (i) Areas of significance in natural and built environment;
- (ii) visual integration of the city;
- (iii) conservation and preservation of urban heritage; and
- (iv) policy for tall buildings and large scale urban projects-residential, commercial, industrial, etc.













## Significant areas of natural and built environment

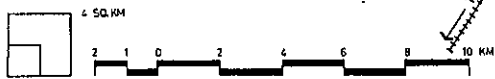
The important features of natural environment are

- (a) Yamuna River
- (b) The Ridge.

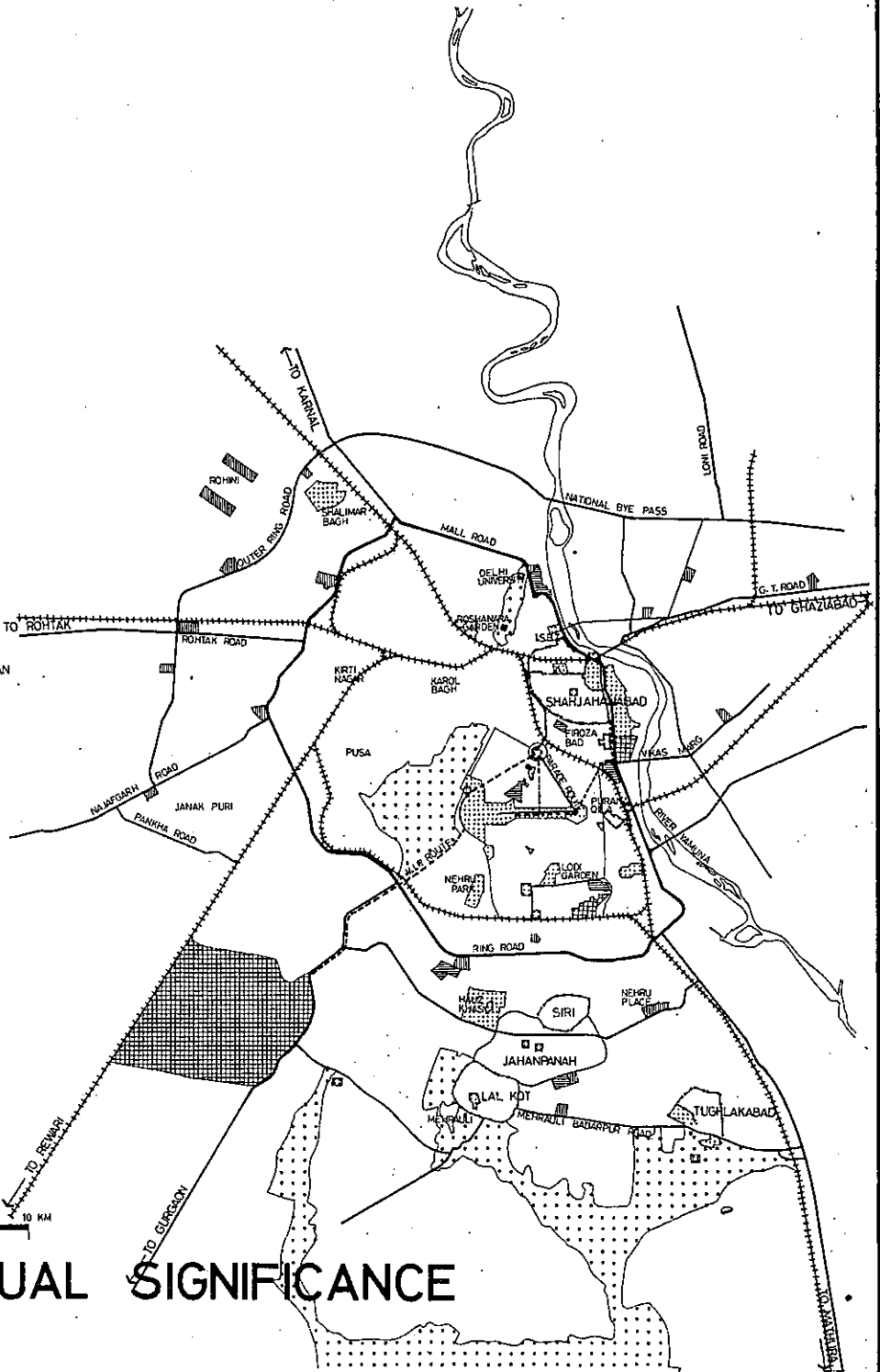
For the built environment, the areas have been identified as:

## REFERENCES

-  RIDGE
-  RIVER
-  AREAS OF URBAN HERITAGE
  - LIVING URBAN HERITAGE WALLED CITY OF SHAHJAHANABAD REGULATED DEVELOPMENT WITHIN & AROUND
  - REMAINS OF URBAN HERITAGE ANCIENT CITIES - REGULATED DEVELOPMENT AROUND
  - LUTYEN'S DELHI (The garden city)
-  IMPORTANT HISTORICAL MONUMENTS RESTORATION, PRESERVATION, CONSERVATION & REGULATED DEVELOPMENT AROUND
-  HISTORICAL & OTHER IMPORTANT GARDENS, CENTRAL VISTA & NATIONAL MEMORIALS
-  ASIAN GAMES STADIA
-  MAJOR GOVT. OFFICES
-  CIVIC CENTRE, SUB CENTRAL BUSINESS DIST. AND DISTRICT CENTRES
-  REPUBLIC DAY PARADE ROUTE
-  VIP ROUTE FROM PALAM TO RASTRAPATI BHAWAN & RASTRAPATI BHAWAN TO RAJGHAT
-  ROAD ENTRY ROUTE / MAJOR ROADS
-  RAIL ENTRY ROUTE / RING RAILWAY



# AREAS OF VISUAL SIGNIFICANCE





- (a) Shahjahanabad-the Walled City
- (b) Lutyen's New Delhi
- (c) Ancient settlements.
- (d) Historical Monuments and Gardens
- (e) Designed environment like Exhibition grounds, Zoo etc.
- (f) Areas along entry routes and other important routes in Delhi
- (i) Republic day parade route
- (ii) VIP route from Delhi Airport to Rastrapati Bhawan to Raj Ghat.
- (iii) Road entry routes
- (iv) Rail entry routes
- (g) Aerial view

## Visual Integration

Delhi has a tremendous diversity of form, colour, scale and texture with a heterogeneous end product from aesthetic point of view. Visual integration can possible be achieved by identifying features which integrate the city physically. There are two important mass movement corridors; Ring Road and Ring Rail, which are used by residents of all Planning Divisions. These two movement corridors have potential to acquire an additional dimension of visual quality and integration. The studies and proposals for Ring Road and Ring Railway could be formulated for road geometrics, landscaping, street furniture, introduction of urban forms at selected points and clearance of unsightly developments. Two other important elements for the integration of different parts of the city, planned at different times are (i) flora i.e. tree plantations—continuance of 'New Delhi' character to other parts of the metropolis and linking open space (ii) harmonious treatment for major ecological features i.e. the Ridge and the River Yamuna and also the storm water drains meandering through the city.

## Conservation of Urban Heritage

Survey conducted by the Archaeological Survey of India in 1916 identified 1321 historical monuments, sites and buildings. Out of these, only 81 monuments have been declared as protected monuments under the Archaeological Survey of India Act. These have been studied and indicated on plan, so that while preparing the layout plan, these could be planned for suitable incorporation.

Even in case of major monuments there is no building control around them. It is necessary that some area around monuments should have building control in relation to height, material and spread of the monument.

## Conservation of Walled City

The Walled City has a wide range of features and

design elements which needs to be conserved. Shahjanabad has important historical buildings like Red Fort, Jama Masjid, City Wall and Entry Gates, Vista of Chandni Chowk, The street scape, Mohallas and Katras. All these elements are out burst of a life style which is not found in any other part of the Metropolitan City of Delhi.

As large number of buildings in the Walled City are in a dilapidated state, the rebuilding/renovation of the buildings in the Walled City should be done sensitively, conserving the important monuments, and the architectural style, skyline and street picture. At different places, the city wall of Shahjahanabad is in ruins and there should be restoration and conservation work for the wall and gates. Bazar of Chandni Chowk could be revamped by eliminating traffic of automobiles and restoration to the original state as far as possible. The road and street pattern in the Walled City is the spine of its urban character, if conservation is to be successful in the overall perspective, it would be essential to retain city's net work as existing and the characteristics of urban and street scape would taken care of in the conservation of traditional residential character. The monuments, sites and old religious buildings identified by 'Archaeological Survey of India within Walled City should not be allowed to be despoiled.

## Policy for Tall Buildings

Present policy regarding tall buildings is based on height restriction for buildings in different use zones which is not amenable to deliberate urban form. DUA 81 is mostly developed except district centres and there is little scope left. However, restrictions on tall buildings would be necessary in two important areas namely Walled City and its extension and South of Raj Path, area of Lutyen's New Delhi. No new tall building should be allowed in residential and institutional areas without an urban design scheme. In case of Urban Extension, areas for tall buildings and specific urban design projects would be identified. The Development Code specifies the maximum height of buildings in different use zones.

## Community Life

A city is a place of exchange for goods, services and ideas; but cities have tendency to become anonymous. Well thought out physical design of the residential areas can help in creating community life. Similarly in the design of commercial areas, the cultural centres and integrating the same with the residential areas could create more and more opportunities for the people to meet. The recreational areas need both the places of coming together and the places to have the enjoyment of aloofness. The city to be alive in the late evenings should have some areas,

commercial and cultural, to remain open till late night hours.

## Social and Cultural Institutions

The social and cultural institutional areas are the throbbing heart of a city. The central part of Delhi has well developed social and cultural institutions around Mandi House and some of the social cultural institutes have come up along the Central Vista. More area for institutions of National importance had been earmarked starting from Janpath and ending at the National Stadium and Purana Quila in the plan. The same has been retained with the emphasis that this area should continue to be reserved for this activity even if part of the area is not utilised upto the turn of the century. Civic complex which has been earmarked for the office of the Municipal Corporation of Delhi near Mata Sundari area would also accommodate social and cultural institutions. In addition to the areas earlier earmarked in DUA 81, about 64 ha land at 5 locations has been indicated for social and cultural institutions.

For the expanding city with increasing distances, another metropolitan centre in the Urban Extension measuring about 80 ha would be required. This centre would have another city level complex of social and cultural institutions i.e. Theatres, Museum, Libraries, Exhibitions etc.

In the Urban Extension for every one million population there should be a socio-cultural centre of about 15 ha to accommodate district level Dance and Drama schools, Clubs, Theatres and Exhibition galleries and variety of other institutions. In the residential areas multipurpose community halls should be built for social and cultural requirements of small communities.

## Safety and Convenience

**Water Pollution:** Stretch of River Yamuna in Delhi has high level of water pollution. Based on the studies by Central Water Pollution, Control & Prevention Board following recommendations are made.

(i) Diversion of discharge of waste water from Najafgarh, Barapula, Tughlakabad, Trans-Yamuna MCD, Sen Nuring Home, Maharani Bagh, and Kalkaji drains through appropriate sewerage system followed by adequate waste water treatment, so that the drain effluent conforms to the effluent standards prescribed by the Central Water Pollution Control and prevention Board. Attempts be also made to treat the waste water at the drain outfall through Deep Shaft Aeration process.

Till such time the above said pollution control mechanisms are installed, chlorination of atleast 5 drains i.e. Najafgarh, Barapula, Trans-Yamuna MCD, Sen Nursing Home and Maharani Bagh could be

started.

(ii) Extension of the sewerage system and alternatively low cost sanitation in the areas not served by sewerage.

(iii) According to study conducted by the Central Water Pollution, Control and prevention Board in 1977, there are 82 water polluting industries which are generating 25 kilo litres per day or more effluent. It should be compulsory for these industries to make arrangements for the treatment of the pollutants collectively or individually as feasible, before it goes into the sewerage system.

**Air Pollution:** According to recent estimate there are about 55,000 industrial units and 6.4 lakh vehicles of various types and three thermal power stations which jointly make Delhi's atmosphere polluted.

On the basis of the study conducted by Central Water Pollution, Control & Prevention Board, the following six areas have been declared as 'Pollution Control Areas' under The Air (Prevention and Control of Pollution) Act 1981.

1. Najafgarh Road, 2. Lawrence Road, 3. Wazirpur, 4. Kirti Nagar, 5. DLF Industrial Area and 6. Moti Nagar.

Based on the studies by the Central Water Pollution, Control and Prevention Board, it is recommended that priority should be given to control vehicular pollution by way of the reduction of smoke density from buses and other heavy vehicles for bringing the levels of Carbon Monoxide and Hydro Carbon from all the petrol vehicles to less than 3% and 100 ppm respectively.

The 'C' and Badarpur Thermal Power Stations should be fitted with pollution control devices such as Electrostatic Precipitators.

**Noise Pollution:** In general, it may be said that the noise level in Delhi has been rising with increasing traffic and industrial activities. The other cause of noise is the unabated use of loudspeakers. 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 hospitals should have deep setbacks of about 30 m from the major roads.

**Accidents:** 4854 accidents took place on Delhi Roads in 1981, out of these 1072 were fatal. In 61% of fatal accident 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; (iii) improvement in road geometrics and adequate lighting on roads specially on intersections, and (iv) road discipline through education and management.

### 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:

(km)	Maximum Distance (minutes)	Approx. Time
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

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

### Energy

In metropolitan cities the use of energy is much higher compared to small and medium size settlements and the rural areas, because of their special transportation needs and comparatively sophisticated economic activities and also higher use of domestic energy related to the standard of living. Dual objective of raising the level of energy consumption as well as conservation of energy in the developing countries would necessarily require efficient utilisation of the energy and to use renewable sources.

**Transportation:** One of the major sectors of energy consumption in the city is transportation. It is quite surprising that the movement of DTC buses in Delhi per day is equivalent to one and a half times the distance from Earth to Moon.

In the Plan objective in this regard has been to provide an efficient land use transportation

relationship so as to effectuate containment within the divisions, to reduce the work and education trips by vehicular modes. With the proposed land use transportation system there would be containment of about 70 per cent of trips within the divisions.

**Land Use Intensity:** Studies have revealed that it is possible to develop the urban areas in Delhi at almost double the density than what was proposed in 1962. On the land use intensity standards proposed in 1962, 122 lakh projected population would be accommodated in about 1.2 lakh ha, which is 90 per cent of the area of the Union Territory of Delhi. Based on the studies, the projected population of 122 lakh is proposed to be accommodated in about 0.7 lakh ha. This measure should reduce the use of energy in transportation by about 20 per cent. In mass transportation per kilometer person energy used is about 10 per cent of the individual fast transport modes. After the implementation of proposals as given in the plan, by 2001, 1.7 per cent of personalised fast mode trips shall shift to mass transportation to effectuate the consequent saving in energy. The cycle mode being highly energy conservative, segregated cycle track would facilitate the movement of cycles in the city.

**Building Control:** It is possible to conserve energy by properly orienting the buildings in relation to sun, which could be considered as a guideline for design and layout of buildings. Also most of the Urban activities could be located in lowrise (upto 4 storeys).

**Innovation and Research:** On the basis of study and research, Planning Commission has recommended the use of wind mill, bio-gas plants, for the rural area and solar water heating system and improved kerosene and fuel efficient chullahs for both rural and urban areas. In the recent years a number of organisations are working for innovation to conserve energy, which is likely to effect more than one sector in the urban area. It would be very essential to monitor the same during the plan implementation period.

### Special Area

The Walled City and its extension and Karol Bagh and the area in between measuring 2600 ha, has been earmarked as Special Area for the purpose of development. This area cannot be developed on the basis of normal regulations. Special regulations have been worked out for this area and incorporated into the development Code. In case of Walled City, the objective is to clean the area from noxious and hazardous industries and trades to check further commercialisation and industrialisation of this area and to revitalise the same into its glory of the past.

Apart from Walled City, Karol Bagh has also acquired distinct character of its own over the years. As a matter

of fact, the commercial activity which starts from Lajpat Rai Market on either side of Chandni Chowk culminates in a spinal form at Karol Bagh. The significance of Karol Bagh as a city level retail commercial centre has been adequately realised. The focal of this widely spread commercial activity is the Ajmal Khan Road street shopping. In the absence of suitable development controls the growth has been haphazard although accompanied by ever increasing popularity of the shopping facilities it offers. The major problem of this shopping area is inadequate parking facilities as compared to its demand.

It is suggested that Ajmal Khan Road from its junction with Tank Road to its meeting-point with Desh Bandhu Gupta Road may be converted into a pedestrian piazza with shopping on either side. The vehicular traffic would be restricted to Ramjas Road, Desh Bandhu Gupta Road, Gurudwara Road and Tank Road on the periphery and Saraswati Marg and Arya Samaj Road. At the crossing of Ajmal Khan Road with Arya Samaj Road pedestrian movement would have grade separation either below or over the road with shopping on either side for continuity. The Ajmal Khan Road would have parking under pedestrian piazza.

The area marked as specific use zones could be developed as per regulations given in the Development Code. In respect of part of special area indicated in the plan, schemes of urban renewal with conservative surgery as tool should be taken up immediately.

## Rural Area

The rural area of Delhi being on the periphery of major metropolis has a special significance. The households in the rural areas of Union Territory have higher level of education and income compared to rural areas in the adjoining States. The area is also attracting migrants, 20 percent of rural Delhi Households are migrant households, mainly from Haryana and U.P. The area needs to be provided with a reasonably high level of infrastructure and good road linkages with the city.

**Growth Centres:** Based on the population, linkages and growth rate, five villages have been identified for the location of major health facilities and markets. To cover the deficiencies of lower level health facilities, schools and location of rural industry, another six rural settlements have been identified with the details as under:

**Bakhtawarpur:** Hospital, Health Centre, Dispensary, Vet. Hospital, Rural Industrial area and Commercial Centre.

**Bawana:** Health Centre, Rural Industrial area and Commercial Centre.

**Jharoda Kalan:** Hospital, Dispensary, Vet. Hospital, Rural Industrial area and Commercial Centre.

**Dhansa:** Dispensary, Rural industrial area and Commercial Centre.

**Chawala:** Hospital, Vet. Hospital, Rural Industrial area and Commercial Centre.

**Jagatpur:** Dispensary and Rural Industrial area.

**Ghogh:** Dispensary and Rural Industrial area.

**Qutabgarh:** Dispensary and Rural Industrial area.

**Jaunti:** Dispensary and Rural Industrial area.

**Mitraon:** Dispensary and Rural Industrial area.

**Gommanhera:** Dispensary and Rural Industrial area.

Each commercial centre shall be about 3 ha to accommodate, Cinema, Shopping, Bank, Post Office, Cooperative Store etc.

The following stretches of roads interconnecting these important settlements would require upgrading.

- |                               |       |
|-------------------------------|-------|
| (a) G.T. Road to Bakhtawarpur |       |
| G.T. Road to Bawana           | 29 km |
| Najafgarh to Dhansa           |       |
| (b) Ghogh to Bawana           |       |
| Bawana to Qutab Garh          | 15 km |
| Najafgarh to Jharoda Kalan    |       |
| (c) Jharoda Kalan to          |       |
| Rohtak Road                   | 15 km |
| Najafgarh to Dhansa           |       |
| (d) Najafgarh to Gommanhera   |       |
| Najafgarh to Dhansa           |       |
| Khanjawala to Qutab Garh      | 20 km |
| Road No. 50 to Bakhtawarpur   |       |

Each individual settlement would require improvements in water supply and other facilities, etc. Housing for the landless is required to be taken up through public housing agencies.

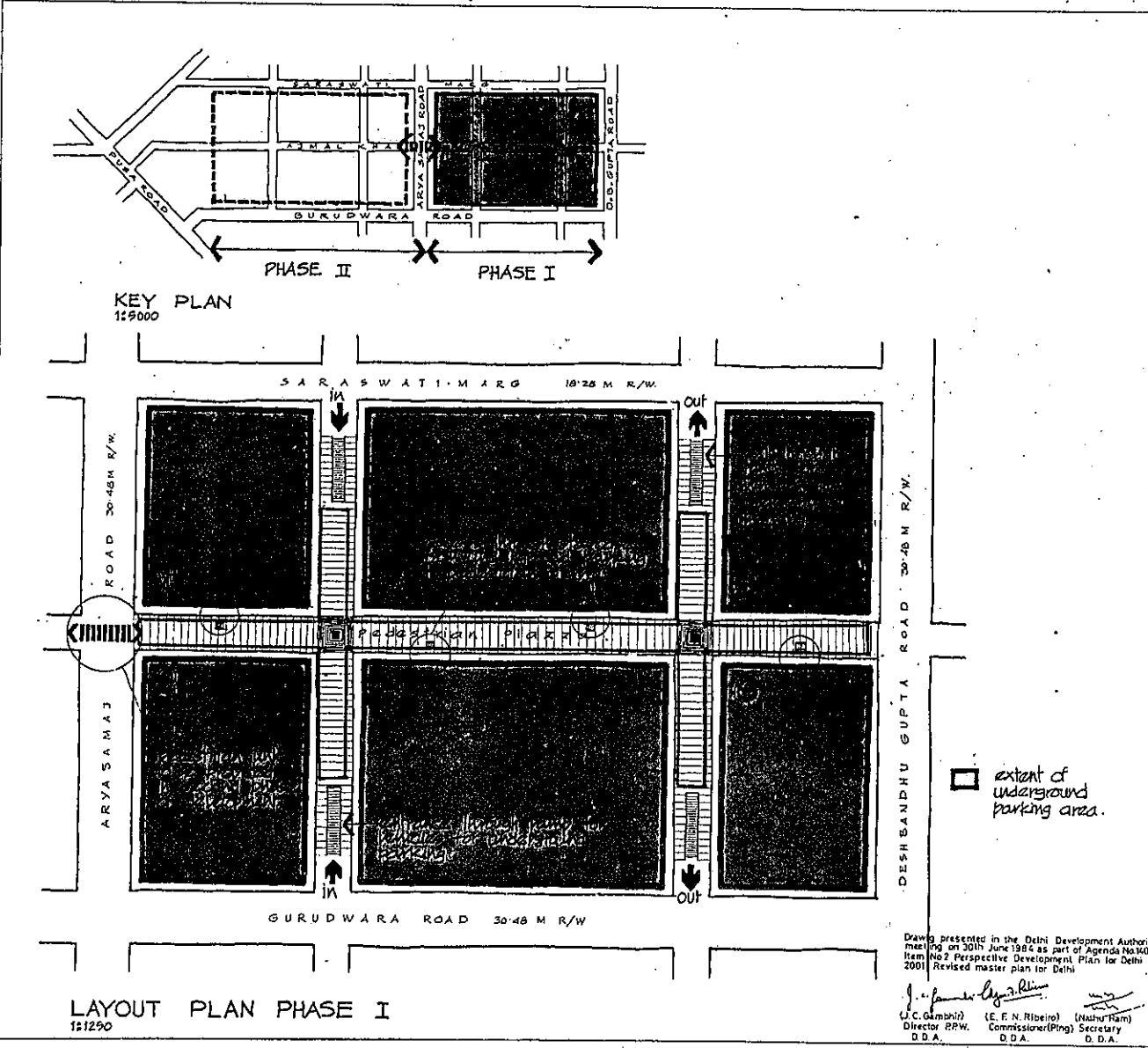
Two sites near (i) Najafgarh and (ii) G.T. Karnal Road have been identified for Dairy Development. Milch cattle from the urban area should be shifted to these dairy colonies.

Farm houses in a minimum of 1 ha land could be located in the rural use zone. These could be developed for flowers, fruits, vegetables, poultry farming, etc.

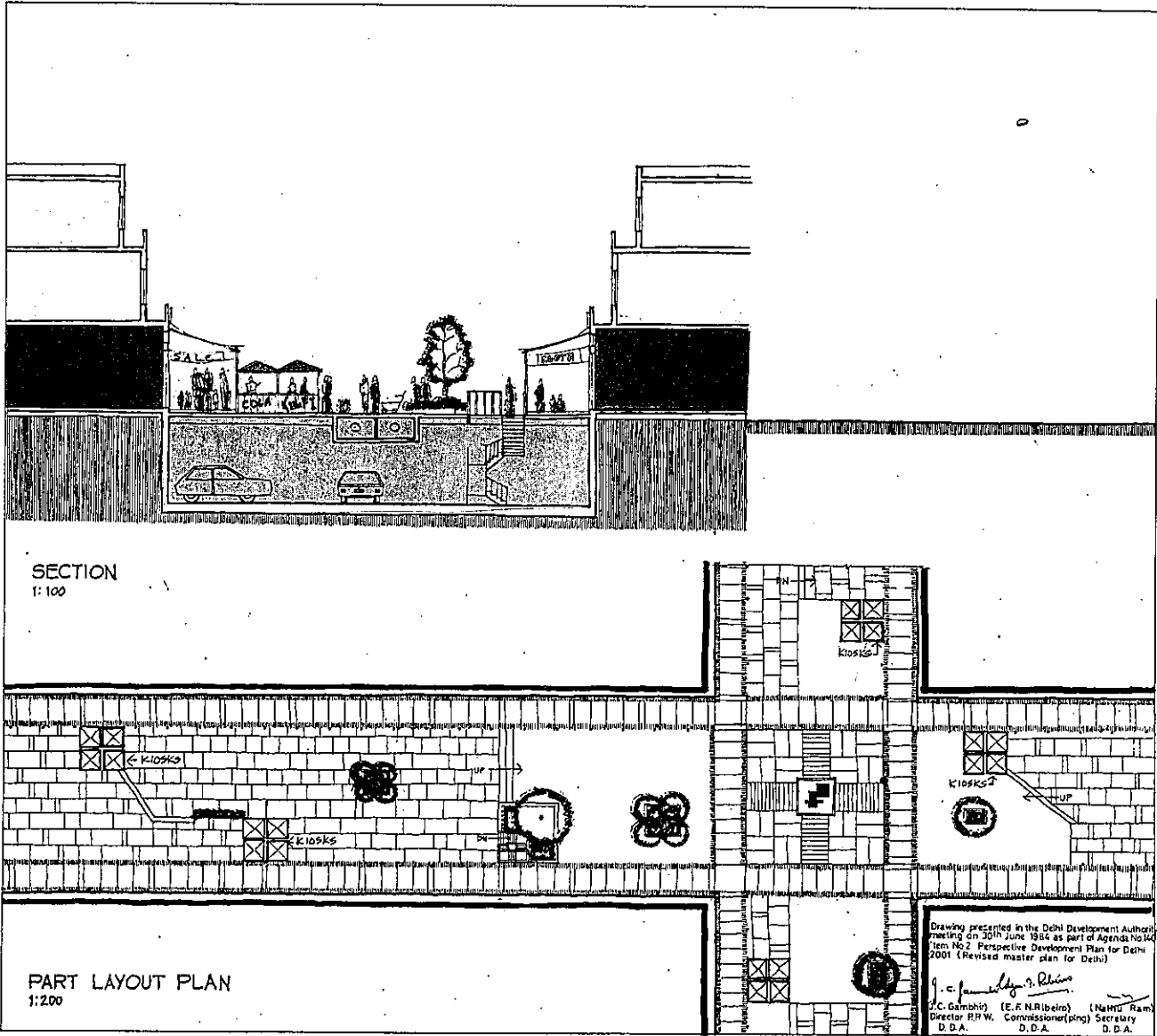
## Modernisation and City's Personality

A city belonging to this age should have (i) efficient transportation and communication system (ii) convention and exhibition centre (iii) shopping arcades

# DEVELOPMENT OF AJMAL KHAN ROAD - SHOPPING ENVIRONMENT - 1



# DEVELOPMENT OF AJMAL KHAN ROAD- SHOPPING ENVIRONMENT - 2



and amusement parks and places for comfortable living for the visitors. In providing all these, the city should reflect its personality, its age old traditions and culture and its warmth to the visitors and its inhabitants.

A modern transportation system for a city should be comfortable and visually satisfying with high level of service. Large innovations in urban transportation system have taken place. Transfer of technology would be highly beneficial in this regard. It may not be possible to provide telephone service at the level available elsewhere but in due course the city should be able to provide a communication system of contemporary standards. The underground cabling for telephone lines is of considerable importance in improving the quality of service.

At present, Delhi has got one convention centre, i.e., Vigyan Bhawan which has become a centre of fame for international conferences and it may not be necessary to duplicate the same. Another convention centre at national level should be developed near Asian Games Village. Along with proposed convention centre in south Delhi a site has been earmarked for a contemporary shopping complex. The Exhibition Ground for International Exhibitions, i.e., Pragati Maidan, is very well located.

Delhi is increasingly becoming a focus of the developing world. A new Institute for higher learning in the development planning mainly to deal with the planning and development problems of the developing countries could be started in the city. Such an Institute along with the research and training in the development problems could have specialised departments of newly emerging fields, e.g., Energy, Ecology, Environment, Genetics, Computer Science and others.

It needs to be emphasised that the modernisation of the city is not to be in parts but as a whole, not as limited actions in certain fields but as an attitude to decision making. In the development of all the areas for urban activities i.e. housing, commercial and industrial areas and areas for public facilities, the emphasis should be on long range efficiency, futuristic view point and healthy environment for sustaining a high quality of life.

Delhi has a distinct personality. It is the capital of India. It has imbibed in it the history of centuries; in its parts it has grand vistas of New Delhi and throbbing lanes of Shahjahanabad. In the process of modernisation the city, along with providing an environment of livability, performing functions of state and economic efficacy, must reflect its personality through its form and through its activity in its parts and as a whole.

## Land use plan

Policies enunciated for different sectors are translated into a land use pattern for the Union Territory of Delhi. To control the development, areas have been designated as one of the 37 use zones identified in the Development Code. These 37 use zones have been broadly classified in nine categories of land uses namely Residential, Commercial, Manufacturing, Recreational, Transportation, Utility, Government, Public & Semi-Public and Agriculture & Water Body. The development in these use zones would be carried out in accordance with regulations as laid down in the Development Code.

## Special area plan

It is not possible to develop the old built up area and some other areas with peculiar problems as per general use zone regulations given in the Development Code. Such areas with contiguous specific use areas have been designated as 'Special Area'. The development within this area shall be carried out as per specific regulations for this area given in the Development Code.

## Divisional Plan

The Union Territory of Delhi is divided into 15 zones (divisions). The approximate area in each zone (division) is given as under:—

Name of the Zone	Approximate area in hectares
A. Old City	1159
B. City Extension (Karol Bagh)	2304
C. Civil Lines	3959
D. New Delhi	6855
E. Trans-Yamuna	8797
F. South Delhi-I	11958
G. West Delhi-I	11865
H. North West Delhi-I	5677
J. South Delhi-II	15178
K. West Delhi-II	12056
L. West Delhi-III	22979
M. North West Delhi-II	8213
N. North West Delhi-III	15851
O. River Yamuna	6081
P. North Delhi	1570

The Zonal (divisional) plans may further detail out the policies of the plan, as felt necessary and act as link between the layout plan and the Master Plan. These plans shall be published as soon as may be, after the Master Plan for Delhi (as proposed to be modified) is notified and would have the same status as the Master Plan for Delhi. The development schemes/layout plans indicating use premises shall conform to the zonal (divisional) plans.

# Development Code

## Introduction

The purpose of this code is to promote quality of life of people of Delhi by organising the most appropriate development of land in accordance with the Development Policies and Land Use Proposals contained in the Plan.

It is a systematic code to decide the use activity (use) in two levels (i) conversion of use zone into use premises (layout); and (ii) Permission of use activities in use premises. The code provides differentiation between the use zones and use premises. It also gives regulations for subdivision of use zones into use premises and control of buildings within use premises.

## Enforcement of the Code

To regulate development in the Union Territory of Delhi within the framework of the Land Use Plan the following should be observed:

### Clause 1.0

#### Title, Extent, Commencement and Purpose

- 1 (1) This code may be called The Development Code.
- 1 (2) It covers the entire Union Territory of Delhi.

### Clause 2.0

#### Definition

In this Code unless the context otherwise requires—

#### 2(1) Use Zones means—

An area for any one of the specific dominant uses of the urban functions.

#### 2(2) Use Premises means—

One of the many sub-divisions, of a Use Zone, designated at the time of preparation of the layout plan, for a specific main use or activity.

#### 2(3) Layout Plan means—

A sub-division Plan indicating configuration and sizes of all use premises.

#### Explanation

Each Use Zone may have one or more than one layout plan depending upon the extensiveness of the area under the specific Use Zone and vice-versa.

2(4) Zonal Development Plan means a plan for one of the Zones (Division) of the Union Territory of Delhi containing detailed information regarding provision of social infrastructure parks and open spaces and circulation system.

2(5) Land use Plan means-the plan indicating all use Zones, as defined in clause 2(1).

DELHI VIKAS VARTA

2(6) Special Area means—any area designated as such in the plan.

2(7) Commercial Centre includes a CBD, Distt. Centre, Community Centre, Local shopping and convenient shopping.

### Clause 3.0

#### Establishment of Use Zone and Use Premises

3(1) The Union Territory of Delhi is divided into 37 use Zones as mentioned in Clause 4.0

3(2) Each Use Zone shall be further sub-divided into required number of Use Premises out of 136 Use Premises with or without conditions.

3(3) Each Use premises shall be permitted to have specific uses/use activities out of the prescribed 136 uses/use activities with or without conditions.

3(4) The layout plans already approved by the Authority or any other local authority concerned in accordance with land shall be deemed to have been approved under this code.

3(5) An area in respect of which there is no approved layout plan, shall be governed by the provision of the Zonal Development Plan.

3(7) All layout plans and building plans shall be approved by the Authority except the service plans & plans of individual residential and industrial plots which shall be sanctioned by the local authority concerned.

### Clause 4.0

#### Use Zones Designated

There shall be 37 use zones classified in 9 categories, namely, Residential, Commercial, Manufacturing, Recreational, Transportation, Utility, Government, Public & Semi-Public and Agriculture & Water Body. 37 Use Zones are as under:

#### (a) Residential

- 4.01 RD Residential area with density  
(Including villages falling under rural zone)
- 4.02 RF Foreign Mission

#### (b) Commercial

- 4.03 C1 Retail Shopping, General Business & Commerce
- 4.04 C2 Wholesale, Warehousing, Cold Storage and Oil Depot
- 4.05 C3 Hotel

#### (c) Manufacturing

- 4.06 M1 Light and Service Industry  
(Including flatted group Industry)
- 4.07 M2 Extensive Industry



**(d) Recreational**

- 4.08 P1 Regional Park
- 4.09 P2 District Park
- 4.10 P3 Play Ground, Stadium and Sports Complex
- 4.11 P4 Historical Monument

**(e) Transportation**

- 4.12 T1 Airport
- 4.13 T2 Rail Terminal
- 4.14 T3 Rail Circulation
- 4.15 T4 Bus Terminal and Depot
- 4.16 T5 Truck Terminal
- 4.17 T6 Road Circulation

**(f) Utility**

- 4.18 U1 Water  
(Treatment plant etc.)
- 4.19 U2 Sewerage  
(Treatment plant etc.)
- 4.20 U3 Electricity  
(Power house, sub-station etc.)
- 4.21 U4 Solid Waste  
(Sanitary land fills etc.)
- 4.22 U5 Drain

**(g) Government**

- 4.23 G1 President Estate and Parliament House
- 4.24 G2 Government Office
- 4.25 G3 Government Land  
(Use undetermined)

**(h) Public & Semi-Public**

- 4.26 PS1 Hospital
- 4.27 PS2 Education and Research (including University and specialised educational institutes)
- 4.28 PS3 Social and Cultural
- 4.29 PS4 Police Headquarter and Police Lines
- 4.30 PS5 Fire Station and Headquarter
- 4.31 PS6 Communication
- 4.32 PS7 Cremation and Burial
- 4.33 PS8 Religious

**(i) Agriculture and Water Body**

- 4.34 A1 Plant Nursery
- 4.35 A2 Green Belt
- 4.36 A3 Rural Zone  
(Villages as residential areas)
- 4.37 A4 River and Water Body

**Clause 5.0**

**Use Premises Designated**

There shall be 136 use premises and 136 Uses/Use Activities with similar nomenclature as that of Use Premises.

**Clause 6.0**

**Location and Boundaries of Use Zones**

6(1) Any one of the 37 use Zones may be located at one or more than one places as shown on the Land Use Plan.

6(2) The boundaries of various pockets of Use Zones are defined in Land use Plan by features like roads, railway tracks, drains etc. The area of each pocket of different Use Zones is as indicated in the Land Use Plan.

**Clause 7.0**

**Location and Boundaries of Use Premises**

7(1) The location and boundaries of each use premises shall be taken to be as given in the layout plan with reference to important-bench mark like road, drain, or other physical features.

7(2) Any change in the location boundaries and predominant use of use premises due to any reason whatsoever and duly approved shall be incorporated in the layout plan.

**Clause 8.0**

**Sub Division of Use Zones into Use Premises**

The objective of these regulations is to guide the preparation of layout plans for residential and industrial use zones. These regulations include norms for provision of facilities, circulation system and landscaping standards. The service plans corresponding to these layout plans for provision of physical infrastructure like Water Supply, Sewerage, Drainage, etc., shall conform to Municipal bye-laws.

The use zone other than residential and industrial shall have integrated plans governed by respective building control regulations.

Explanation: Integrated plan differs from customary layout plan as in the former the regulations are for the total plots and sub-divisions are done for the development purpose.

(a) RD-Residential Use Zone: The sub-division of residential-use zone into use premises and subsequent approval of the layout plans shall be governed by the following norms:—

1. The residential area can have both the plotted and group housing developments. In case of plotted development, the residential plots of two categories may be carved out (i) Single Family Unit (plot size range 32 to 80 sqm) and (ii) Three Family Unit (plot size range 150 to 350 sqm). In case of group housing, the minimum size of the plot shall be 2,000 sqm.

2. The provision of requisite infrastructure shall be governed by the following norms for a residential neighbourhood of 15,000 population. In any residential sub-division plan minimum area reserved for infrastructure shall be @ 11.00 sqm per person.

than 65 m away from the nearest point of the vehicular access road.

(ii) The residential plots facing the open spaces shall be accessible by 1.5 m wide walk way. To achieve a proper scale and to create a feeling of enclosure, an

S. No.	Use Premises	No. of Units	Unit area (In ha)	Total Land Area (In ha)
<b>(a) Education</b>				
1.	Nursery School	6	0.05 to 0.08	0.40
2.	Primary School	3	0.40	1.20
3.	Senior Secondary School	2	1.60	3.20
<b>(b) Health</b>				
4.	Nursing Home/Dispensary	2	0.10	0.20
<b>(c) Shopping</b>				
5.	Local Shopping including Service Centre	1	0.46	0.46
6.	Convenience Shopping	3	(0.10 for S. Centre) 0.11	0.33
<b>(d) Other Community Facility</b>				
7.	Milk Booth	3	0.015	0.045
8.	Religious	3	0.04	0.12
9.	Community Room	3	0.066	0.198
10.	Community Hall and Library	1	0.20	0.20
<b>(e) Recreation</b>				
11.	Tot-lot	—	—	3.00
12.	Park	—	—	4.50
13.	Play Area	—	—	2.25
<b>(f) Utility</b>				
14.	Overhead Tank (Where necessary)	—	—	0.25
15.	Electric Sub-Station 1 KV ((Where necessary)	2	0.046	0.092
16.	Three Wheeler Scooter & Taxi Stand	1	—	0.05

The park and play area shall be distributed in the following manner.

(i) Tot-lot @ 2.0 sqm per person.

(ii) Park @ 3 sqm per person with one of the parks with the minimum size of 1.50 hectare.

(iii) Play area @ 1.50 sqm per person; at one place with the size of 1.50 hectare.

3. The planning of residential neighbourhood regarding circulation system shall be governed by the following norms:—

(i) The residential plots shall generally face an open space including pedestrian movement with a minimum width of 12 Meter (m). The plots may face a vehicular access road with 12 m Right of Way (R/W) where necessary. The circulation net work within the cluster shall be so devised that no residential plot is more

entry to and exit from the open spaces may be reduced to 6 m.

(iii) All other vehicles shall be restricted to specific parking lots along the vehicular accesses road.

4. The planning of residential neighbourhood regarding landscaping shall be governed by the following norms:—

(i) The open spaces fronting the residential plots shall be suitably land-scaped with tree plantation @ one tree per 100 sqm of open space.

(ii) The vehicular roads in the residential neighbourhood shall have smaller trees on either side at an interval of 6 m. The parking areas shall have tree plantation @ one tree per two car spaces.

(iii) The tree plantation in different levels of parks in the residential neighbourhood shall be @ 125 trees per hectare.

5. The Low Income Group plotted development with less than 50 sqm plots shall be governed by the following norms.

(i) Area under recreation shall be 6.43 hectare.

(ii) The plots shall face an open space including pedestrian movement with a minimum width of 8.0 m.  
(iii) The residential plots facing the open space shall be accessible by 1.0 m wide walk way and an entry to and exit from the open space shall be of 4.0 m width.

## 8(2) Permission of Use premises in Use Zones

Permission of selected Use Premises in five important Use Zones

S.No.	Use Premises	Use Zones				
		RD	C1	C2	M1	M2
001	Residential Plot-Plotted Housing	P	NP	NP	NP	NP
002	Residential Plot-Group Housing	P	NP	NP	NP	NP
004	Residence-cum-Work Plot	P	NP	NP	NP	NP
007	Hostel					
	(i) Hostel attached to Institutions	NP	P	NP	NP	NP
	(ii) Hostels not attached to Institutions	P	P	NP	P	NP
008	Guest House, Boarding House and Lodging House					
	(i) Government, Public and Private Limited					
	Company Guest House	P	P	NP	NP	NP
	(ii) All others	NP	P	P	P	NP
016	Convenience Shopping	P	NA	NA	NA	NA
017	Local Shopping Centre	P	NA	NA	NA	NA
019	Wholesale Trade	NP	NP	P	NP	NP
020	Storage, Godown and Warehousing					
	(i) Non-inflammable	NP	NP	P	P	P
	(ii) Inflammable					
	(As per regulation regarding explosive materials)	NP	NP	P	P	P
021	Cold Storage and Ice Factory	NP	NP	P	P	P
022	Gas Godown	NP	NP	P	P	P
023	Major Oil Depot and L.P.G. Refilling Plant					
	(As specific use)	NP	NP	P	NP	NP
025	Commercial Office	NP	P	P	NP	NP
028	Cinema	NP	P	P	P	P
035	Service Centre	NP	P	P	NA	NA
036	Industrial Plot-Light and Service Industry	NP	NP	NP	P	P
037	Industrial Plot-Extensive Industry	NP	NP	NP	NP	P
063	Bus Terminal	P	P	P	P	P
064	Bus Depot & Workshop	NP	NP	NP	P	P
072	Hospital					
	(Upto 200 beds)	P	P	NP	NP	NP
073	Health Centre					
	(Upto 30 beds)	P	P	NP	NP	NP
074	Nursing Home	P	P	NP	NP	NP
081	Primary School	P	NP	NP	NP	NP
082	Secondary School	P	NP	NP	NP	NP
083	Senior Secondary School	P	NP	NP	NP	NP
084	Integrated School	P	NP	NP	NP	NP
085	Integrated Residential School	P	NP	NP	NP	NP
086	College	P	NP	NP	NP	NP
088	Social Welfare Centre					
	(i) With Auditorium	NP	P	NP	NP	NP
	(ii) Without Auditorium	P	P	NP	NP	NP
099	Auditorium	NP	P	NP	P	NP
107	Religions Premises	P	NP	NP	NP	NP
108	Weekly Market	P	NP	NP	NP	NP

P: Permitted, NP: Not Permitted, NA: Not Applicable

## **Uses/use Activities Permitted in use Premises**

### **Residential Plot (001)**

#### **Group I**

This covers plotted residential areas developed after 1962 and also plotted residential areas where commercial intrusion is negligible. The differential rate of conversion charges for both in terms of residential rate of conversion charges for both in terms of residential development type and use permitted shall be determined by the Authority.

Residence, Professional Consultancy Office of Lawyers, Architects & Engineers, Chartered Accountants and Doctors other professionals with following conditions:

- (i) The area under the establishment shall not exceed 30 sqm or 25% of the plinth area whichever is less.
- (ii) The establishment shall be run only by the resident of the dwelling unit.

#### **Group II**

This group covers the 'Rehabilitation' plotted residential areas and other plotted residential areas with commercial penetration, resettlement residential areas and urban villages. The differential rate of conversion charges for both in terms of residential development type and use permitted shall be determined by the Authority.

Residence, Retail, Repair, Personnel Service Shop with following conditions:

- (i) The establishment shall be permitted only on ground floor and shall be run by the resident of the dwelling unit.
- (ii) The area under the establishment shall not exceed 15 sqm or 25% of the ground floor covered area whichever is less.

Household Industry with the following conditions:

- (i) The establishment shall be permitted only on the ground floor and shall be run by the resident of the dwelling unit.
  - (ii) The area under the establishment shall not exceed 30 sqm or 25% of the plinth area, whichever is less.
- Creche and Day Care Centre, Nursery and Kindergarten School, Music, Dance and Drama Training Centre, Tailoring Embroidery & Knitting Training Centre with the following conditions:
- (i) The establishment shall be permitted only on ground floor and shall be run by the resident of dwelling unit.

- (ii) The area under the establishment shall not exceed 30 sqm or 25% of the ground floor covered area whichever is less.

Professional Consultancy Office: As given in group I

#### **Group III**

Unauthorised Regularised Residential Areas (Unauthorised Regularised colonies)

The uses other than residential shall be permitted by the Authority on the basis of detailed studies of different areas under this group.

The differential rate of conversion charges for both in terms of residential development type and use permitted shall be determined by the Authority.

### **Residential Plot-Group Housing (002)**

Residential Flat, Retail Shop of Confectionary, Grocery & General Merchandise; Books and Stationery; Chemist; Barber; Launderer; Tailor; Vegetable (On ground floor with an area upto 15 sqm each).

Creche and Day Care Centre

On ground floor with an area upto 50 sqm.

### **Residential Flat (003)**

Residence, Professional Consultancy Office (As given in Group I of Residential Plot)

## **Clause 9.0**

### **Special Area Regulations**

The Special Area as defined on the plan, to be declared under the Development Code, measures about 2600 hectares. The Special area has been divided into four separate parts namely a. Walled City, b. Karol Bagh, c. Specific Use Zone Areas and d. Urban Renewal Areas. These four parts have been distinctly shown on the Special Area Plan.

#### **(a) Walled City**

##### **1. Permission of uses/use activities in use premises**

- (i) The noxious industries and hazardous trades shall be shifted from the Walled City immediately within a maximum period of five years, to be replaced by other compatible uses.
- (ii) The Public & Semi-Public uses and services like hospitals, dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, religious places etc. shall be retained in their present locations. Any change or additions thereof shall be in accordance with the overall policy frame prescribed in the plan.

## 2. Control for building/buildings within use premises

The building permission for premises in the traditional areas shall conform to the following guidelines

Ground Coverage	: 80 %
Floor Area Ratio	: 200.
Maximum Height.	: 12 mts.
Setbacks	: Nil
Plinth	: 0.5 to 2.0 m

### Other Controls

(i) The building shall be permitted to be reconstructed practically in the same form and style as existing.

(ii) Construction of buildings including traditional decorative features shall be permitted with building materials like bricks or brick tiles, stone, cast iron and timber.

(iii) At the time of submission of building plans for proposed construction, existing plans of all floors alongwith elevations and sections, highlighting architectural features (like balconies, pillars, cornices, windows, projections, details of jallies in iron and stone carving) will be submitted by the applicant and to be followed in the new construction.

3. Within the Walled City, there are developments other than traditional belonging to colonial and post-independence period. The Building Control Regulations to be followed for respective developments shall be as under:

(i) Darya Ganj: The layout plan once accepted by the Authority and declared to be in conformity with the Development Code would form the basis for regulating developments. The building control regulations shall be the same as embodied in the chapter on Building Control Regulations for existing residential areas.

(ii) Lajpat Rai Market: The single storeyed market on either side of Chandni Chowk shall be retained.

(iii) The isolated use premises like School adjoining Jama Masjid, Presentation Convent School and Church, Church at Kashmere Gate, Municipal Offices at Old Hindu College Building Complex shall be retained with existing building volumes. Any additions or alterations shall be examined by the Authority within the overall policy frame of conservation.

### (b) Karol Bagh

1. In the areas bounded by Faiz Road, Desh Bandhu Gupta Road, Swami Dayanand Saraswati Marg, Arya Samaj Road, Guru Nanak Road, Tank Road, Guru

Ravidas Marg (New Pusa Road), Road going upto Ramjas Road, Bankim Chandra Chatterji Marg, Road going upto Pusa Lane, Pusa Road, Gurudwara Road, Arya Samaj Road and back to Faiz Road, the uses other than residence namely retail, repair & personnel service shops, commercial offices, bank and local government office are permitted on ground floor of all plots facing roads not less than 18 mts. R/W. These uses with similar conditions shall also be permitted on other side of Desh Bandhu Gupta Road upto one plot depth. The Public & Semi-Public uses and services like hospitals, dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, religious places etc. shall be retained in their present locations. Any change or additions thereof shall be in accordance with the overall policy prescribed in the Plan.

(ii) In the area bounded by Desh Bandhu Gupta Road, Gurudwara Road, Tank Road and Saraswati Marg, the aforesaid uses are permitted on all plots provided adequate space is left for street widening as and when required in accordance with the detailed urban design project to be prepared for the area. The clause for Public & Semi-Public uses and services as prescribed for the Walled City shall apply to this area also.

## 2. Control for building/buildings within use premises

Ground Coverage	: 80 %
Floor Area Ratio	: 200
Maximum Height	: 11 mts.
Setbacks	: Nil

### Other Controls

The open court in each premises shall be so planned as to be adjacent to the open court in the premises at the back or on sides.

### (c) Specific Use Zone Areas

The development in areas marked as specific use zone shall be governed by respective use zone regulations in the manner as is prescribed in the relevant clauses for Sub-Division and Building Control Regulations.

### (d) Urban Renewal Areas (Conservative Surgery)

The areas within the special areas, excluding the first three categories namely, (a) Walled City, (b) Karol Bagh and (c) Specific Use Zone Areas, are covered as urban renewal areas. The development in these areas shall be in accordance with the respective comprehensive redevelopment schemes to be prepared within the overall policy frame of the Plan. These comprehensive redevelopment schemes may also include conservative surgery as a planning tool in certain areas where it is so required. In the special area

plan, use zones have been marked in different pockets of the area covered under urban renewal. These pockets shall be planned for the respective use zones assigned. The redevelopment schemes for different use zones generally shall adopt regulations prescribed in the Development Code. However, the Authority may adopt suitable regulations in case where either it is not feasible or it is not advisable to adopt the general regulations prescribed.

## Plan Monitoring and Indicators of Change

Plan monitoring has two main objectives:

(i) The socio-economic and functional efficiency of the performance of human settlements has to be monitored and evaluated so that changes required to improve the quality of life could be identified and put into action through the appropriate measures.

(ii) The Plan should be continuously made responsive to the emerging socio-economic forces.

To achieve this object there should be monitoring system in the plan implementation framework. There is reasonable possibility of arresting the unintended developments taking place in the city through effective monitoring. This is based on the following proposition:

(i) No long range urban development plan can be implemented as it is.

(ii) The Plan should be responsive to the happenings and emerging socio-economic and other forces during the plan implementation period.

(iii) Time lags between the happenings and the emerging socio-economic forces and the plan responses create accentuating conditions of unintended growth.

(iv) The responsive plan to check the unintended growth needs a scientific monitoring frame.

Monitoring frame is required for: (i) evaluating the achievement of physical targets prescribed in the plan and (ii) identification of physical and socio-economic change in the city to review the plan policies.

### Plan Review

The plan monitoring would provide sufficient material for any modifications required in the plan.

Any other aspects because of emerging socio-economics and physical forces could be taken up for study, to review the plan proposals. A comprehensive review encompassing all aspects should be taken up during 1992.

Policies indicate directions; it is the detailed development projects which ultimately create environment-good or bad. During the Plan implementation, all aspects of development i.e. housing, transport, work centres, recreation, infrastructure, etc. need study and research to make the plan effective in providing high quality living environment. DDA should be constantly doing these studies, research and monitoring work to make planning a firm instrument for the development of this 'Great City'

## Explanatory Notes

In the preceding chapters—

(i) All data unless otherwise mentioned relates to the year 1981 which has been taken as the base year for the Master plan for Delhi (as proposed to be modified).

(ii) The expressions 'present' and existing with its grammatical variations unless the context requires a different or another meaning shall connote 1981.

(iii) DUA 81 unless the context requires a different or another meaning includes the area within the urbanisable limits prescribed in the Master Plan for Delhi in 1962. For purposes of computing holding capacity, the Patpar Ganj Complex in East Delhi, Sultan Puri in West Delhi and part of Rohini have also been included.

(iv) Urban Extension (UE) is the area required outside the urbanisable limits of the Master Plan for Delhi to accommodate additional 40 lakh population by the year 2001.

**Acknowledgement**  
**Perspective Planning Wing**  
**Delhi Development Authority**



**FOCUS**

# Delhi's Plan takes care of city's needs

Express News Service  
NEW DELHI, Feb 16.

The Chief Executive Councillor, Mr Jag Pravech Chandra, on Saturday said that draft of Delhi's Perspective Development Plan 2001 would be put up for public reaction and views in the first week of March.

Rounding up discussion on the draft of the DDA's perspective plan for 2001 in Delhi Metropolitan Council the CEC said that the plan had adequate provision for the city's needs by the year 2001. He said he had agreed to the proposal of the leader of opposition, Mr Madan Lal Khurana that the perspective plan should deal with the Capital's requirement till 2010 and it should have taken that into account.

Earlier, taking part in the debate on the draft of perspective plan, Mr Khurana said that it was unfortunate that the DDA which was conceived to ensure the planned and regulated growth of the city had ended up in profit-making body.

He said the draft plan had no into account the pressure on overworked civic amenities would increase by the turn century.

He said the DDA's performance implementation of the first

Plan had been far from satisfactory. The authority, he said, had been able to build only 86000 houses as against the target of 4.5 lakh dwelling units.

Mr Khurana said that since the earlier plan was not properly implemented it had landed the city in such a mess that the result it had was now rated as the three most polluted cities in the world.

The BJP leader said that separate housing and sl boards and the functions should be restricted to coordinate and oversee other local agencies development.

The deputy leader in the house, Mr Khurana, said that the draft plan should improve the quality of life of the city. He said that they had formed the Lok Sabha today.

He said that they had formed the Lok Sabha today.

said the mention of Metropolitan Councils against the names of these two members was a mistake and he had asked the DDA to fix responsibility for this mistake and take appropriate action against those responsible for the lapse.

Mr Khurana, however, would take the matter to the council was apparently not satisfied with Chandra's explanation. The council was adjourned on Saturday after the four

## Delhi in Parliament

## Changes proposed in Master plan

NEW DELHI, March 25 (PTI, UNI)—The Master plan for Delhi promulgated in 1982 is proposed to be modified, Minister of Works and Housing Abdul Ghafoor informed the Lok Sabha today.

The Minister told Mr Dharam Pal Singh Malik in a written re-

plies and 503 group housing societies have been allotted land by the Delhi Development Authority. Possession of land had been given to all the co-operative housing societies and 483 group housing societies till the end of December last year.

## Revised master plan for Delhi

## Non-polluting units in urban limits mooted

Financial Express Bureau

## Perspective plan for Delhi goes to Centre

Our Staff Reporter  
The Master Plan for Delhi, which has been revised with a perspective for the 2001 AD, was considered by the Delhi Development Authority at a special session headed by the Lt Governor on Saturday.

The DDA adopted the draft perspective, development plan prepared by the perspective wings and recommended it to be submitted to the Ministry of Works and Housing for their concurrence and suggestions from the public.

The plan has been prepared within the framework of the National Capital Region concept for a population of 32.2 million by the year 2001 AD. It provides for new directions for urban development in the city in the next two decades, dealing simultaneously with the sensitive subject of the conservation of the city's heritage as also the explosive problem of housing the urban poor.

The plan envisages additional three million population through the restructuring of land uses, transportation and utility network within the existing urban limits. For the first time, a multi-modal system consisting of ring rail, light rail and buses, has been recommended.

One of the important features of

the plan is introduction of a plan monitoring framework. It has been accepted that no long range urban development plan can be implemented unless it is related to the forces during the plan implementation period.

Industries which are highly incompatible should be immediately shifted (within maximum of five years) from the residential and commercial areas to the planned estates. The industrial units which are highly incompatible may continue for the present but they should be offered alternative allotment in the industrial areas and position reviewed in stages after five and 10 years.

The plan clearly says "no new industries be permitted in Delhi". Through these measures the plan aims at the twin objectives in this area of decongestion and dispersal of industries with population and

spreading the gains of industrialisation in the outer areas.

A multi-mode transportation system consisting of ring rail, light rail and bus transport interlinking various parts of Delhi is proposed. The new mode of light railway with a capacity of 20,000 passengers per hour with a range of 200 km will be required up to the year 2001.

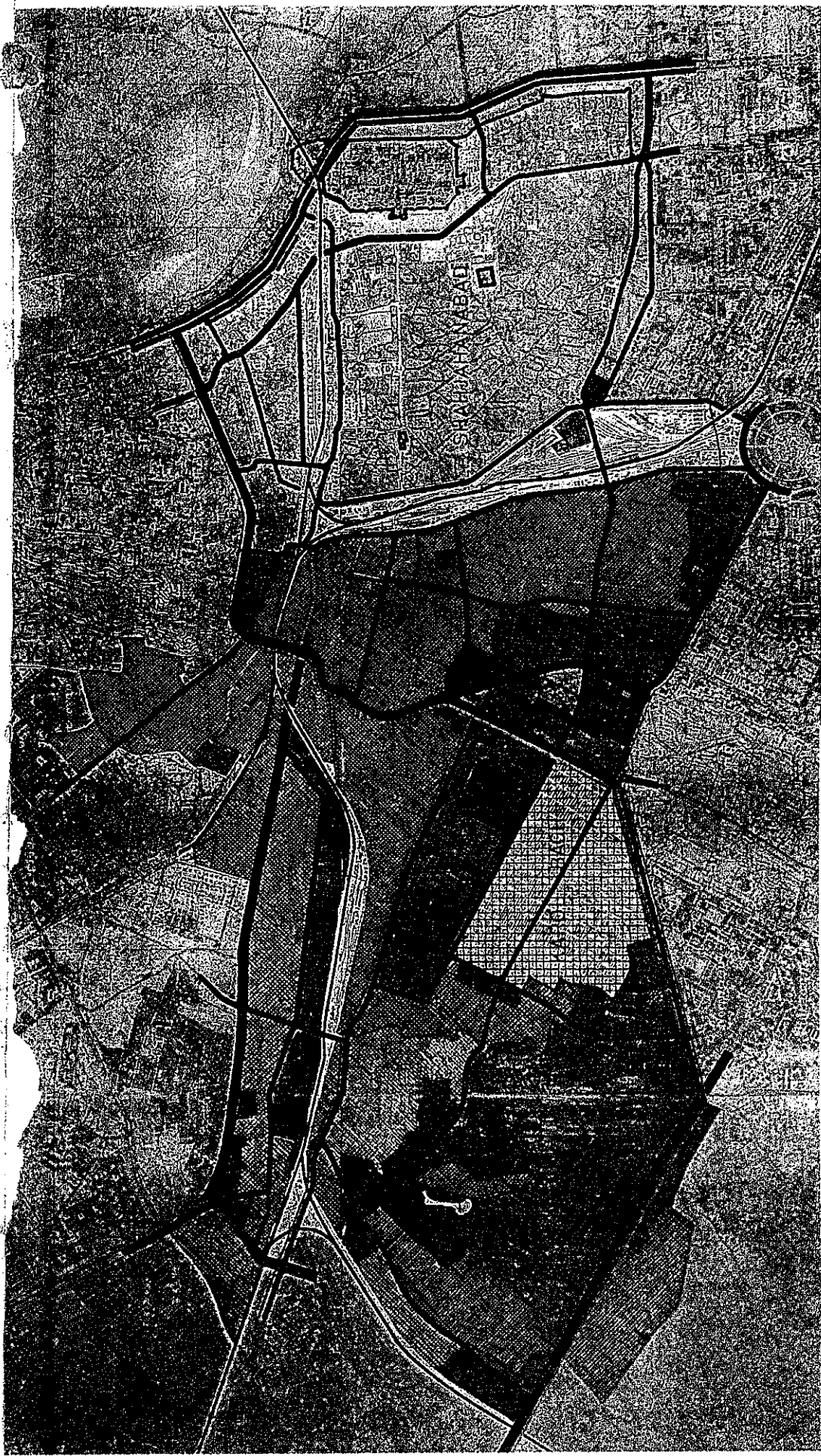
For the central congested areas of the city, reintroduction of tramways along selected number of routes has been recommended, with restriction on the use of private modes of transport.

The document lays emphasis on the need for monitoring the plan implementation by evaluating the achievements of the targets and identification of physical and socio-economic changes with the object of reviewing periodically the plan policies.

The revised plan has been prepared with the perspective of year 2001 AD. The master plan of Delhi came into force with effect from September 1, 1962, with a time perspective period of 20 years—from 1961-81. The work on the revised plan was started by the Delhi Development Authority in July 1979.







## SPECIAL AREA

WALLED CITY - SHAHJAHANABAD

KAROL BAGH

SPECIFIC USE ZONE AREAS  
RESIDENTIAL

COMMERCIAL

MANUFACTURING

RECREATIONAL

TRANSPORTATION

UTILITY

PUBLIC & SEMI-PUBLIC

URBAN RENEWAL

RESIDENTIAL

COMMERCIAL

MANUFACTURING

