

**PLANNING DEVELOPMENT & CONSTRUCTION OF  
A COMPLEX OF 658 HECT.**

**IN THE SOUTH OF HINDON CUT IN TRANS YAMUNA AREA.**

**(F.R.1 (3)/84-DIR. (CP).**

**1984**

**R.G.GUPTA  
CITY/POLICY PLANNER**

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**Planning Development and Construction of a complex of 658 hect.  
In the south of Hindon cut in Trans Yamuna Area.**  
(F.R.1 (3)/84-Dir. (CP)).

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R.G.GUPTA  
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**A. BACKGROUND**

In the Master Plan for Delhi – 1962; in Trans Yamuna Area a sizeable area was proposed to be urbanised by 1981 for different landuses required for a population of about 7 lakh. This area was envisaged to be developed as a self-contained unit Planning Division ‘E’ with a proposal of development of Residential, Industrial, Institutional, Commercial and Working Spaces. Somehow, many of the sites proposed for various uses were encroached upon.

Trans Yamuna Area has a sizeable population of economically weaker section and of low income group category. It has maximum number of 21 sq. mt. plots, in resettlement colonies and large number of unauthorised colonies with inadequate amount of community facilities i.e. college, hospital and no appreciable planned commercial areas.

In 1975-76, a large area called Patparganj Complex bounded by National Highway No. 24 in the north, road of river Yamuna Bund in the west and Hindon cut in the south and U.P. Boundary in the east was planned and developed as per decision taken by The Authority in a resolution of April 1976. This complex has now about 2.5 lakh population with adequate community facilities. Still the landuse of the complex is agriculture green belt, though DDA recommended for a change to residential in 1976. Now in PDP 2001 land use of the pocket has been shown as ‘residential’.

In 1983, one pocket in the south of Hindon cut, which has an area of about 658 hect., was planned and proposed for planned developed, on the basis that if this area is not developed then the entire area of 658 hect. will be encroached upon, and nothing would be left in trans-Yamuna area of Delhi except a huge unauthorised construction. The landuse of this area is “Agriculture Green” as per the Master Plan of Delhi-62. The area was being encroached upon by unauthorised construction. Encroachments started coming up well after 1977. The demolition of the unauthorised structures was carried out twice by DDA 1982-83, even then an unauthorised colony in the name of ‘New Ashok Nagar’ still exists today. The landuse of this area predominantly has been shown as residential in PDP 2001.

**B. FACTS OF THE CASE**

**a) PRESENT POSITION OF THE COMPLEX OF 658 HECTS.**

- i) Location:- The complex is bounded by Hindon cut in the north, marginal bund road in the west, Delhi – U.P. Boundary in the east & south.
- ii) Name of existing settlements and other important establishments (Physical features).

- Village Dallupura
  - Village Gharoli ) 50 hect. (Approx.)
  - Village Kondli )
  - Gharoli Dairy Farm ) 40 hect. (Approx.)
  - Kondli Sewage Treatment Plant – 62 hect. (Approx.)
  - Besides above, the area is being encroached upon rapidly by unauthorised structures.
  - Two high tension lines.
  - Existing Link drain in the west of the complex to drain out the entire water of trans-Yamuna area into river Yamuna, through drain No.1, No.2 and Gazipur Drain.
  - One effluent channel under construction to drain out treated effluent from Kondli Sewage Treatment Plant.
  - U.P. Irrigation has a plan to construct a new Hindon Canal parallel to existing Hindon Canal. This has also been shown in the plan.
  - A trunk storm water drain has been proposed along a 30 mt. (24+6 mt.) R/W road (Linking Kondli Village with NOIDA) to drain out the water of the complex, east of it.
- iii) Accessibility:- The complex of 658 hect. at present is accessible from the following routes and points:-
- 60 mt. wide existing road along river Yamuna bund passing through Chilla Regulator.
  - By a 30 mt. R/W road from Khichripur/Kalyanpuri resettlement colony via a narrow bridge over Gazipur Drain/Hindon cut near Kondli Village.
  - There are many small roads from NOIDA side. In the proposed plan, advantage of these roads has been taken and integrated with the complex to the extent possible.
- iv) Topography of the complex:- Land is generally flat and the entire area has been divided into two parts: The first part of Chilla/Dallupura and second of Kondli/Gharoli.
- b) Decisions taken so far:
- i) DDA vide Resolution No. 144 dated 30/7/83 has approved the layout plan of allotment of land to various Group Housing Societies in Dallupura Complex covering a total are

of 155 hect. Alongwith recommendations of change of landuse from agricultural green belt to residential and declaration of this pocket as 'Development Area of the DDA'.

Due to some existing encroachments and due to the realignment of the effluent channel from Kondli Sewerage treatment Plant, the plan of this area was modified. The modified plan was got approved by VC, DDA on 2<sup>nd</sup> March, 85 and by the DUAC in August, 85.

- ii) VC, DDA in 1983, approved a scheme of carving out of about 6,000 plots measuring 26 sq. mt. near Kondli Treatment Plant. A major part of the layout has already been developed along with necessary infrastructure and sites for community facilities.
- iii) The Authority in its meeting held on 30/6/84 recommended the change of land use of the areas as proposed in the draft PDP 2001 in which this area has been predominantly shown for residential use for which the objections/suggestions have been called and are under process with the Screening Board of D.D.A.
- iv) The authority vide Resolution No. 155 dated 3/9/84 approved the proposal to the extent of declaration of entire area as development area of the DDA, under section 12(1) of D.D. Act,
- v) In April, 85, a scheme for the construction of 15,000 D.U.s with a break up of 3000 D.U.s (13.5 sq. mt. per D.U.), 4000 UH-B (18 sq. mt. per D.U.) 4000 MIG-I (25 sq. mt. per D.U.s) and 4000 MIG-II (45 sq. mt. per D.U.) in Kondli Gharoli Complex was approved by HUDCO with a financial assistance of about Rs.30 crores.
- vi) The detailed scheme of Kondli Gharoli in an area of about 200 hect. for construction of various category of D.U.s sanctioned under HUDCO's financial assistance was prepared and construction of about 2200 EWS (UH-B, 18 sq. mt.) and 3200 MIG-II (46 sq. mt.) houses are under construction presently with DDA funds. A pocket for registered Co-operative Group Housing Societies, DTC housing and a site for CRPF camping is also proposed in this complex.

A.D.O. letter with regard to the construction of the above said D.U.s was written by VC on 8/11/85 to Sh. R.L. Pardeep, Jt. Secretary, Ministry of Urban Development in which he has emphasised the need for the construction of low cost dwelling units as also the fact that the land in the trans Yamuna area is prone to encroachment and that the development works in the vacant land be taken up with speed to avoid encroachment on the available land. He had requested to Jt. Secretary, (DD) in this letter that DUAC may be persuaded to accommodate the construction of dwelling units on which the work is in progress in the overall planning area. (Copy of the letter placed annexure 'A').

- vii) Jt. Secretary (UD) vide his letter dated 17/3/86 has suggested that in order to utilize the land in anticipation of the approval of PDP 2001, a suitable proposal duly approved by the authority may be submitted to the Govt. (copy of the dev. Plan placed at annexure 'B').
- viii) VC, DDA vide D.O. Letter No. FR. 1(3)/84/Dir. (CP) dated 12/6/86 addressed to Sh. R.L. Pardeep, Jt. Secretary, Ministry of Urban Development emphasised that all such

projects implemented by DDA are in public interest and for the masses and in no case any private party is involved. The land use area of the area where the houses are proposed had been approved by the authority vide the draft PDP 2001. (Copy of the letter placed as annexure 'B').

- ix) A detailed scheme of the Kondli Gharoli Complex comprising of 24 drawings, 8 models and a Project Report was sent to DUAC ON 19/6/86 who desired that the scheme be submitted with the knowledge of the new VC.
- x) Another D.O. letter dated 29/1/87 from VC, DDA addressed to Jt. Secretary (UD0) was sent in which the case of the approval of the change of landuse of the pocket measuring 38 hect. accommodating 8 Co-operative Group Housing Societies and other facilities was stressed.
- xi) The Director (DD), Ministry of Urban Development vide his letter dated 5/4/82 has referred to the suggestion made earlier vide letter of Jt. Director (UD) dated 17/3/86.
- xii) A letter dated 5/5/87 from The Director (CP) addressed to The Director (DD) Ministry of Urban Development has been written for approval of the change in landuse of the 39 hect., of land in Kondli Gharoli in the south of Hindon cut.

### **C. ISSUES INVOLVED:**

DDA started planning and construction of the complex of 658 hect. since 1983. A lot of physical developments and construction of houses have taken place. Now, DUAC is raising the point that planning and development of the complex should be done after change of land use from the Ministry of Urban Development.

Approval of the total integrated plan integrating the following components:-

- i) Layout plan of the pocket allotted to 58 group housing societies (50 in Chilla/Dallapura area and 7 in Kondli Gharoli Complex).
- ii) 6000 plots of 26 sq. mt. under sites and services.
- iii) Construction of about 13,000 D.U.s with a break up of 4000 EWS (13.5 sq. mt. Plinth area/D.U.)

|                                |                                 |                                |
|--------------------------------|---------------------------------|--------------------------------|
| 3184 EWS<br>(18 sqm. Per D.U.) | 2088 LIG<br>( 25 sqm. Per D.U.) | 4000 MIG<br>(46 sqm. Per D.U.) |
|--------------------------------|---------------------------------|--------------------------------|
- iv) Development of Industrial Area in 80 hect. All these components have been shown in the layout plan alongwith necessary community facilities as per Master Plan standards and circulation pattern. Shifting of Gharoli Cattle Dairy Farm.

Clearance of Unauthorised constructions of New Ashok Nagar Colony. It is stated that all these structures are of Post June, 1977 and are in a total area of about 45 hect.

#### **D. PROPOSALS:-**

1. The three existing settlements viz., Dallupura, Kondli, Gharoli and the Kondli Sewerage Treatment Plant have been retained after giving proper roads on their peripheries. The proposed land use break up of the entire area is given below:-

| <b><u>Use</u></b>               | <b><u>Area in hect.</u></b> | <b><u>% age</u></b> |
|---------------------------------|-----------------------------|---------------------|
| Residential                     | 276.80                      | 42.07               |
| Commercial                      | 24.60                       | 3.74                |
| Industrial                      | 80.00                       | 12.16               |
| Recreational                    | 95.66                       | 14.54               |
| Public & Semi Public facilities | 122.44                      | 18.60               |
| Circulation                     | 58.50                       | 8.89                |
|                                 | <b>658.00</b>               | <b>100.00</b>       |

2. The entire complex of 658 hect. will be accessible from the following major roads.
- A 45 mt. wide road is proposed along new Hindon Canal after leaving 41 mt. wide strip for a proposed parallel Hindon Canal. About 40 mt. wide strip of the proposed 45 mt. R/W road is under encroachments presently. It is suggested that a six lane divided carriageway with footpaths on either sides be constructed partly in the parallel Hindon Canal area and partly in the available road R/W. After the encroachments are cleared, the C/W's and road R/W will be shifted as per the plan proposal.
  - Extension of Marginal bund road after crossing New Chilla bridge approaching to NOIDA.
  - 45 mt. wide road connecting NH-24 after crossing old and New Hindon cut canal along the peripheral of proposed industrial & residential areas. (Part of the road R/W area is encroached upon, same will have to be cleared for road R/W).
  - 45 mt. wide road dividing sewage treatment plant and the land allotted to group housing societies.

#### **Details of various land use**

##### **a) Residential**

42.07% of the total land i.e. 276.80 hect. is under residential use. This area will accommodate about 1.60 lakh population. Out of the total land for residential use major part is proposed for Co-operative Group Housing Societies and low income group housing. About 120 hect. is proposed for Group Housing Societies, 50 hect. for the three village, 41 hect. for Kondli Resettlement Colony, 110 hect. for housing of different categories in Kondli Gharoli Complex.

**b) Industrial**

80.00 hect. i.e. 12.16 percent of land is proposed to be developed for industries. The area is proposed in the north-eastern corner keeping in view the existing wind direction. A part of the land has been for allotment to Director of Industries, DSIDC, the remaining area will be for shifting of non-conforming industries.

**c) Commercial**

Commercial land use accounts for 3.74% of the area i.e. 24.60 hect. This includes District Centre of 11.20 hect. and other commercial area. There is hierarchy of shopping centres in the commercial use i.e. One District Centre. Three community centres, 12 local shopping centres and many convenient shopping centres are proposed.

**d) Recreational**

About 95.60 hect. i.e. 14.54% of land is proposed to be developed for recreational use. Green areas are provided at all levels. A green belt along Delhi – U.P. Boundary has been left as a buffer between the residential and industrial land use. A big park is proposed to be developed near District Centre. Flowing Green Areas have been clubbed with the community facilities to give vehicular free access to different facilities.

**e) Public & Semi Public facilities**

Area under public and semi public facilities accounts for 18.60% of the whole area i.e. 122.44 hect. This includes facilities such as educational, health, religious and other community facilities like police station, fire station, telephone exchange, electric sub-stations etc.

**f) Circulation**

58.50 hect. which constitute 8.89 has been provided under circulation. This includes all the roads with a R/W of 30 mt. and above.

The complex will be accessible by major roads: one from Chilla Regulator, the second from National Bypass No.24, and the third from a parallel road along Hindon cut. Besides these three major links, the complex is linked properly with NOIDA road system.

Smaller roads starting from 5 mt. upto 24 mt. have been provided in various colonies namely resettlement colonies, and land allotted to group housing societies.

**g) Detail of services**

**a) Drainage:-** Considering the topography of the area, the existing link drain will take care of the area earmarked for cooperative group housing societies. The other drain between Gharoli Dairy Farm and Kondli Resettlement Colony, running within 30 mt. R/W, will take care of the remaining area and will join the trunk drain in NOIDA.

**b) Water Supply:-** Standard for water requirement is taken as 60 gallons/person/day including garden water. So far, a population of 1.6 lakhs, water requirement will be 10.0 mgd/day. For this, four tubewells will be required. Provision of three underground water storage tanks has been made in the complex.



- c) **Sewerage:-** 80% of the requirement for water is taken as a sewerage to be disposed off. Thus, 9.60 mgd. Sewerage will be treated in MCD Sewerage Treatment Plant. For this, Kondli Treatment Plant will be expanded.

**E. THE ITEM IS PLACED BEFORE THE TECHNICAL COMMITTEE OF THE DDA FOR APPROVAL OF THE FOLLOWING POINTS:-**

- i) Over all plan of 658 hect. in the south of Hindon cut, incorporating of the approved layout plan of parts of the area viz. allotment of land to 50 CHBS, development of plots of 26 sq. mt., construction of Group Housing Pockets, allotment of land to 8 CHBS, allotment of land of community facilities to Government and Semi-Government Organizations, development of industrial complex and location of meat processing plants.
- ii) Shifting of Gharoli cattle Farm as shown in the plan.
- iii) Construction of all the roads of R/W of 30 mt. and above by PWD (DA) by plan funds.
- iv) Preparation of comprehensive service plans of the complex of 658 hect.

**Annexure 'A'**

D.O.No.PA/VC/85/8020

November 8, 1985

Dear Shri Pardeep,

This is regarding construction of houses at Kondli-Gharoli Complex, South of Hindon Cut by Delhi Development Authority. DDA planned a scheme for the construction of 15,000 houses, in an area of about 135 hect. at Kondli-Gharoli Site in East Delhi. This scheme was conceived for the construction of low cost dwelling units with plinth area per dwelling unit as 45 sq. mt., 25 sq. mt., 18 sq. mt. and 13.5 sq. mt. respectively.

2. The building and layout plans were prepared by the DDA Architects/Planners and these were screened at various levels. Complete project report alongwith the drawings of this scheme was sent to the DUAC in June, 85 who advised us to submit the project report as per guidelines in the letter. I am directing the Director (CP) to expedite the submission of the project report of entire scheme planned for this area to the DUAC and obtained the approval at the earliest.

3. Since DDA is engaged in the construction of a large number of house during the year 1985-86, the work for the construction of nearly 6,000 D.U.s of 45 sq. mt. and 18 sq. mt. plinth area, have been taken up in Sector A & B as per the scheme approved by the DDA.

4. The vacant land in the Trans Yamuna area is prone to encroachments. It is, therefore, important that the development works in the vacant land are taken up with speed to avoid encroachment on the available land.

In view of the above, it is requested DUAC may be persuaded to accommodate the construction of 6,000 houses, the work on which is in progress, in their overall planning of the area.

With regards,

Yours sincerely  
Sd/-  
(PREM KUMAR)

Shri R.L. Pardeep,  
Joint Secretary,  
Ministry of Works & Housing,  
New Delhi.

Government of India  
MINISTRY OF URBAN DEVELOPMENT

R.L.PARDEEP  
JOINT SECRETARY

Dear Shri Prem Kumar,

Please refer to your D.O. letter No.PA/VC/85/802EP dated 8<sup>th</sup> November, 1985 regarding construction of houses Kondli-Gharoli Complex, South of Hindon cut, by the authority.

2. Your Director (City Planning) has made out in his letter dated 10<sup>th</sup> December, 1985 that according to the draft land use plan of Delhi, the Kondli-Gharoli Complex i.e. south of Hindon cut is residential in nature and the construction plans would have to be prepared accordingly. He also clarified that no Zonal Plan for the area had been prepared as it was beyond the 1981 urban limits of Delhi.

3. The only conclusion that could be drawn is that the Master Plan of Delhi 1961-1981 did not show any land use for this area as it was beyond the then urbanisable limits. For all purpose the land use of this area is "Agriculture Green". The present land use plan referred to by him is only a draft and cannot be acted upon. It, therefore, appears to be irregular for the DDA to have started construction of residential houses in this area on a large scale with an intention to cover still larger areas for the purpose. The draft land use plan will become authentic and operative only after Government has approved it. Meanwhile if this area is used otherwise than as "Agricultural Green", it will amount to change of land use for which the authority lies only with the Central Government. If DDA wishes to utilise this land in anticipation of the approval of the perspective plan for Delhi 2001, a suitable proposal duly approved by the authority may be submitted to the Government for consideration. Meanwhile you could go ahead with preparing an overall plan for the area in the context of your discussions with the Delhi Urban Art Commission on this subject.

Regards,

Yours Sincerely  
Sd/-  
(R.L. PARDEEP)

Shri Prem Kumar,  
Vice-Chairman,  
Delhi Development Authority,  
Vikas Minar, New Delhi-2.

**Annexure 'C'**

D.O.No.FR.1(3)/84/Dir.(CP)

June 12,1986

Dear Shri Pardeep,

Kindly refer to your D.O. letter No. 4-11013/21/85-DDVB dated 17.3.86 regarding construction of houses in Kondli-Gharoli Complex i.e. south of Hindon cut by the Authority in agriculture areas as per first Master Plan and residential use in the modified Master Plan.

In this regard, you may kindly refer to Delhi Development Authority resolutions of 30.7.83, 30.6.84 and 3.9.84 on the subject of layout plan of the complex including recommendation regarding change of land use from "agriculture" to "residential". Accordingly, objections/suggestions were invited from the public as a part of exercise which has been carried out for revision to the Master Plan, This is under process with the Screening Board of DDA.

Since 1976, many large colonies have been planned, developed and constructed in agricultural areas of urban limits. In all such cases, view of the Ministry of Urban Development has been to get the land use changed alongwith the revisions to the Master Plan of Delhi. Names of such complexes are Sammapuri, planned and developed in 1967, Gokalpuri in 1975-76, Trilokpuri, Kalyanpuri, Khichripur, Himmatpuri in 1975-76, Tigri in 1972, Sultanpuri in 1976-77. Besides these large colonies few new Master Plan roads have been constructed in trans Yamuna areas and others dropped without finalisations of change of land use including several group housing pockets. All such projects implemented by DDA are in public interest and for the masses and in no case, any private party is involved. Project report of Kondli-Gharoli Complex as per guidelines of Delhi Urban Art Commission has been finalised in terms of 24 drawings, 8 models and are being submitted to DUAC for consideration and approval.

with regards,

Yours Sincerely  
Sd/-  
(PREM KUMAR)

Sh. R.L Pardeep,  
Joint Secretary (DD),  
Ministry of Urban Development,  
Nirman Bhawan,  
New Delhi.

## INTRODUCTION

The area is bounded by Hindon cut in the north, Marginal bundh road in the west, Delhi – U.P. Boundary in the east and south.

Proposed landuse break up of the scheme is as under:-

| <b>Use</b>                       | <b>Area in hect.</b> | <b>%age</b>   |
|----------------------------------|----------------------|---------------|
| Residential                      | 276.80               | 42.07         |
| Commercial                       | 24.60                | 3.74          |
| Industrial                       | 80.00                | 12.16         |
| Recreational                     | 95.66                | 14.54         |
| Public & semi public facilities. | 122.44               | 18.60         |
| Circulation                      | 58.50                | 8.89          |
|                                  | <b>658.00</b>        | <b>100.00</b> |

Proposed Kondli-Gharoli Complex forms a part of this scheme. The area of the complex is about 200 hect. This complex is bounded by the proposed 45 mt. R/W road running parallel to hindon canal in the north, 30 m R/W separating the proposed industrial area in the east, 30m R/W road sepearating village Kondli & Resettlement Colony in the west and Delhi – U.P. Boundary in the south.

### **Topography & existing features:**

The site is generally level with some local depressions and low lying pit areas near the Delhi U.P. Boundary. There are some existing H.T. lines and, wherever possible, it has been tried to retain the same to avoid immediate shifting and realigning of the lines. However, the H.T. lines may be realigned along the roads at a later date whenever found necessary. There are two existing villages in the complex viz. Kondli (part) and Gharoli which occupy about 18 hect. of an area. These have been integrated with the proposed development. There is an existing Cattle Dairy Farm of nearly 40 hect. within the complex which came up in 1975. But most of the dairy owners have shifted from this site to their original locations. With the up-coming new residential development left over dairies will have to be shifted.

### **Planning concept**

The area has been planned predominantly for residential use within the broad framework of the 'Development Plan' of the area south of Hindon cut. Accordingly. the

facilities and uses specified in the Development Plan are incorporated. The area has been planned on a pedestrian oriented concept with a hierarchy of roads, open spaces and facilities. In the overall complex, it has been tried to segregate the pedestrian movement and vehicular traffic by providing flowing green areas which are also linked to lower & higher order facilities.

The main access to the complex is the 45 mt. R/W road running parallel to Hindon Canal and two 30 mt R/W roads which bound the complex on east & west orders. Hierarchical pattern of roads is followed for efficient circulation starting from smaller road at the local land to the arterial roads at M.P. level. Similarly for parks and open spaces hierarchy is followed with small cluster open spaces to district parks. While planning the area, existing features like H.T. lines, low lying area etc. have been considered and, wherever possible, have been tried to integrate the same in the layouts.

Out of the total scheme of 200 hect., 109 hect. has been used for residential purposes, predominantly for lower income groups and Group Housing Societies. The various categories include MIG II (46 sq. mt.), MIG I (25 sq.mt.) EWS (18 sq.mt.) and 13.5 sq.mt.) and co-operative Group Housing. The area for housing is divided into 7 sectors viz. Sector A,B,C,D,E,F & G, Sector 'F' being utilised for facilities. The total population of the complex including that of village works out to around 80,000 persons. The gross density of the complex is 88 D.U./Hect. while the net density is around 135 D.U./ha. For the facilities required at Master Plan level population of the residential area adjacent to this i.e. Kondli Village & Resettlement Colony is also considered. Thus facilities are provided for about 1 lakh population. The facilities provided include a college, a polytechnic, training institute/66 KV grid S/Stn, Police Station, Fire Station, 2 community centres Intermediate, hospitals of category 'A' and category 'B' 2 nursing home/child welfare/maternity centres, vocational training institute etc. The other facilities required for 15,000 population are provided at the layout level which include 9 HSS, 15 P.S., 5 Disp., total Shopping Areas, community halls, religious sites etc. The landuse break up of Kondli-Gharoli Complex is as follows:-

| Use                  | Area in hect. | %age          |
|----------------------|---------------|---------------|
| Residential          | 95.25         | 47.62         |
| Commercial           | 5.95          | 2.97          |
| Public & semi public | 20.08         | 10.04         |
| Recreational         | 47.32         | 23.67         |
| Circulation          | 31.40         | 15.70         |
|                      | <b>200.00</b> | <b>100.00</b> |

### Layout concept

The layouts have been planned on a pedestrian oriented concept with a flowing green and hierarchical system of roads for economical and effective circulation system. The pedestrian and vehicular traffic has been duly segregated by providing a flowing green which is linked up with most of the higher and lower order community facilities by pedestrian pathways. Adequate areas for parking of vehicles have been proposed around the clusters. Small tot lot open spaces are provide in each cluster which are linked up with bigger open spaces and facilities. The orientation of most of the clusters has been kept taking into consideration the sun, wind and the rain direction. Adequate community facilities and open

spaces have been provided in the layout as per Delhi Master Plan Standards. The total population of the complex works out to around 80,000 persons.

The gross density of the complex is 88 D.U.s per hect. while the net density is around 135 D.U.s.

### Urban Design Concept

The layout which is the outcome of the grouping of building blocks with a hierarchical system of roads, open spaces and lower/higher order community facilities fulfils the basic functional requirements in terms of desired orientation of houses and the essence of the urban design. The basic cluster design in various categories has been evolved in a manner so that it does not become monotonous even if repeated second time. This has been achieved by proper grouping of the D.U.s around the staircases. The staircase block has been given an independent identity and access to the same is given from both the sides making it a little free and proud scope of walking from one block to the other by a shortcut route. Along all major spines there is a balance variation of land uses so that the street scape does not become monotonous. At the cluster level, as also at other levels, it is seen that there is a balanced relation ship of the vertical and horizontal spaces. Simple, in-expensive and aesthetically pleasing layouts with moderate infrastructure and economical house designs are proposed with proper landscaping and to the extent possible by using locally available materials and construction techniques for cost reduction.

Sector/Schemewise details of the development are given below:-

### Sector 'A'

The area of this sector is 26.85 hect. 4000 D.U.s of middle income group category (MIG II) with a plinth area of 46 sq.mt. per D.U. each costing around Rs. 50,000 will be constructed in four storeyed blocks. The population of this sector will be around 18,000 persons. Two hr. Sec. School, three primary schools, one Local Shopping Centre, two convenient shopping centres corner shops and sites for health, religious, community and public utilities are proposed therein. A green belt flows within the site and from this all the facilities are approachable by pedestrian pathways. Small tot lot open spaces are provided at the cluster level which are linked up with the flowing green belt having a hierarchy of open spaces. The entire green linkage, will have proper landscape design and will accommodate play areas for children of different age groups. Community functions could also be organised in these areas. Apart from this, a community centre site of 3.5 hect. is also proposed on the junction of 45 mt. and 30 mt. R/W roads. The gross density of the layout is 148 D.U's per hect. with 27.30% age of area under circulation. The landuse analysis is as follows:

| Use                          | Area in hect. | % age         |
|------------------------------|---------------|---------------|
| Residential                  | 7.65          | 28.49         |
| Educational/OCF              | 4.94          | 18.40         |
| Parks & cluster open spaces. | 5.99          | 22.30         |
| Commercial                   | 0.94          | 3.51          |
| Circulation                  | 7.33          | 27.30         |
|                              | <b>26.85</b>  | <b>100.00</b> |

## Sector 'B'

The area of this sector is 15.50 hect., 3184 D.U.'s under LIG (Urban Housing B) category each with a plinth area of 18 sq. mt. in a ceiling limit of Rs.20,000 per D.U. will be constructed.

On the blocks are two storeyed. The population of this sector will be around 14000 persons for which one Hr. Sec., three primary schools, one total Shopping Centre and sites for other essential community services are propose. One Hr. Sec. School site is proposed in the adjoining area in Sector 'F'. Apart from this sites for small corner shops for about 400 to 500 persons will also be provided. All the higher and lower order community facilities will be approachable by a continuous green belt flowing through the area. The pedestrian and the vehicular traffic has been segregated for the safety of the residents. The gross density of this sector works out to 200 D.U.'s per hect. with 29.49 percentage of area under circulation. The landuse analysis is as follows:-

| Use                 | Area in Hect. | % age         |
|---------------------|---------------|---------------|
| Residential         | 3.69          | 23.80         |
| Commercial          | 0.51          | 3.29          |
| Educational         | 3.02          | 19.48         |
| Circulation         | 4.57          | 29.49         |
| Parks & open spaces | 3.71          | 23.94         |
|                     | <b>15.50</b>  | <b>100.00</b> |

## Sector 'C'

The area of this sector is about 14.00 hect. which covers a large chunk of the area which is presently encroached upon by unauthorised squatter and also by the unauthorised extension of village Gharoli. 2088 D.U.'s of lower Middle Income Group - category (MIG-I as per HUDCO norms) with a plinth area of about 25 sq. mt. per D.U. and costing Rs. 30,000 each will be constructed in two storeyed blocks. The population of this sector will be around 9,000 persons. One Hr. Sec. School, 2 primary schools, one local shopping centre and sites for other essential community services including corner shops are proposed. The facilities are approachable by a continuous flowing green belt proposed within the site. The gross density of the sector will be 150 D.U.'s per hect. Landuse analysis is as follows:-

| Use                 | Area in hect. | % age         |
|---------------------|---------------|---------------|
| Residential         | 3.54          | 25.28         |
| Commercial          | 0.30          | 2.78          |
| Educational/OCF     | 2.55          | 18.21         |
| Parks & Open spaces | 3.42          | 24.43         |
| Circulation         | 4.10          | 20.30         |
|                     | <b>14.00</b>  | <b>100.00</b> |



### Sector 'D'

The area of this sector is 11.20 hect. 1890 D.U.'s of EWS category UHA with a plinth area of 13.5 sq mt. per D.U. each costing Rs. 12000 will be constructed in single storey. Two alternative clusters of four & six D.U.'s clustered around a small community open spaces of about 5.5 mt. X 5.5 mt. in which a community hand pump and a water supply stand post are proposed. The population of this sector will be around 9000 persons. One Hr. Sec. School, two Primary School, two Shopping Centres and sites for other essential community services including corner shops are proposed in the layout. There are three existing high tension lines passing through this area. The area under the high tension line has been taken partially under the flowing green belt and partially under the community facilities. The gross density of this sector is 170 D.U.'s per hect. with 20.00% of are under circulation.

| Use                   | Area in hect. | % age         |
|-----------------------|---------------|---------------|
| Residential           | 3.74          | 33.40         |
| Educational/OCF       | 2.35          | 20.98         |
| Parks and open spaces | 2.30          | 20.54         |
| Commercial            | 0.57          | 5.08          |
| Circulation           | 2.24          | 20.00         |
|                       | <b>11.20</b>  | <b>100.00</b> |

### Sector 'E'

The area of this sector is about 11.7 hect. nearly 2124 D.U.'s of EWS (Urban Housing A) category with a plinth area of 13.5 sq. mt. per D.U., each costing around Rs. 12000 will be constructed in single storeyed blocks. Six D.U.'s are clustered around a small community open space of 5.2 mt. X 5.5 mt. in which a community hand pump and water supply stand post is also proposed. The population of this sector will be around 9500 persons for which one Hr. Sec. School, one Primary School, Two shopping Centres and site for other essential facilities including corner shops has been proposed therein. There is a Primary School site in the adjoining Sector D site which can accommodate additional children of this sector. All these facilities are approachable through a continuous flowing green belt which is absolutely free from vehicular traffic thereby ensuring the safety of the residents of the area. Gross density is 170 D.U.'s per hect Land use analysis is as follows:

| Use                 | Area in hect. | % age         |
|---------------------|---------------|---------------|
| Residential         | 4.20          | 35.71         |
| Education/OCF       | 2.18          | 18.54         |
| Parks & open spaces | 2.89          | 24.58         |
| Circulation         | 2.19          | 18.62         |
| Shopping            | 0.30          | 2.55          |
|                     | <b>11.76</b>  | <b>100.00</b> |

## Sector 'F'

The area of this sector is about 12 hect. and is used for facilities with a green belt flowing through it. In this sector, 2 higher secondary schools with 2 primary schools, a nursing home, an intermediate hospital of category 'B', Local Shopping Centre, Service Centre, Vocational Training Institute etc. are provided and some area is left for future use.

## Sector 'G'

Sector 'G' is located in the south of 45 mt. R/W road between Delhi – U.P. Boundary and is proposed to be developed for Co-op. Group Housing Societies, DTC Housing and related facilities. The area of this sector is about 38 hect. On the west of this area, green buffer/facilities are provided to segregate this area from the Kondli Resettlement Colony. A green buffer in the low lying marshy area is left towards Delhi U.P. Boundary. CRPF camping site is proposed in the green area. Vehicular access to the societies has been provided from the road in the front pedestrian pathways linking parks, and facility areas are proposed on the rear side. The population of this sector will be around 5000 persons. Accordingly, 1 HSS, 1 PS, One Local Shopping Centre, site for other facilities area provided in the layout. A 4 hect. site for DTC housing is proposed along the 45 mt. R/W road. The land use break up of the sector is as follows:-

| Use                | Area in hect. | % age         |
|--------------------|---------------|---------------|
| Residential        | 10.31         | 27.31         |
| L.S. O.C.F.        | 1.18          | 3.10          |
| Public/semi public | 2.18          | 5.73          |
| Circulation        | 2.50          | 6.58          |
| Parks & Playground | 21.83         | 57.45         |
|                    | <b>38.00</b>  | <b>100.00</b> |

List of facilities provided in Dallupura G.H. Societies layout as per PDP 2001 norms.

Population – 33,000 persons (approx.)

| S. No.   | Use premises     | No. of unit As per Provided PDP 2001 |    | Remarks   |
|----------|------------------|--------------------------------------|----|---|
| <b>A</b> | <b>EDUCATION</b> |                                      |    |   |
| 1.       | Nursery School   | 13                                   | 13 | Two sites each to be adjusted in each primary school site or with other minor adjustment. |
| 2.       | Primary          | 6                                    | 7  | Area of six schools is 0.60 hect. and one is 0.50 hect. as against                        |

|          |   |      |   |  |
|----------|---|------|---|--|
|          |   |      |   | 0.40 hect. proposed in PDP 2001.   |
| 3.       | Hr. Sec. School                                 | 4    | 5 | Extra site is for spill over population.   |
| <b>B</b> | <b>HEALTH</b>                                   |      |   |  |
| 4.       | Nursing Home & Dispensary                       | 4    | 2 | Balance two can be adjusted in the excess area of P.S. & L.S. site.                        |
| <b>C</b> | <b>SHOPPING</b>                                 |      |   |  |
| 5.       | Local shopping Centre including service centre. | 2    | 2 | Area proposed in one of the L.S. site is 0.60 hect. as against 0.46 hect. as per PDP 2001. |
| 6.       | Convenient Shopping                             | 3    | 3 | Overlapping areas of L.S. and Community Centres have been considered.                      |
| <b>D</b> | <b>OTHER COMMUNITY FACILITIES</b>               |      |   |  |
| 7.       | Milk Booth                                      | 6    | 6 | To be part of CSC's & L.S.C.'s.  |
| 8.       | Religious                                       | 6    | 3 | To be adjusted from excess area of P.S. site.  |
| 9.       | Comm. Room                                      | 6    | - | Not required as the same are being allowed in the individual societies plots.              |
| 10.      | Comm. Hall & Library                            | 2    | 2 |  |
| <b>E</b> | <b>RECREATION</b>                               |      |   |  |
| 11.      | Tot-lot   | 1.50 | } | 14.27hect.   |
| 12.      | Park  | 9.00 |   |  |
| 13.      | Play area                                       | 4.50 |   |  |
| <b>F</b> | <b>UTILITY</b>                                  |      |   |  |
| 14.      | Overhead Tank                                   | 1    | 1 | An underground tank is proposed in the park area across the Distt. Centre.                 |
| 15.      | Elect. Sub-station                              | 4    | 4 |  |
| 16.      | Three wheeler Scooter & Taxi Stand              | 2    | 2 | Part of Local Shopping Centre Plan.  |

Apart from the above one hospital site of 3.0 hect., one college of 3.50 hect. and one community centre of 3.50 hect. are proposed as part of the higher order facilities required for the population of the neighbouring localities. One Distt. Centre of 11.20 hect. is proposed however in PDP 2001 this area is shown as a facility centre.

An integrated 66 KV route alignment plan for the entire area south of NH-24 upto Delhi-U.P. border covering this societies area was prepared and the same was approved by the Technical Committee in its meeting held on 28.9.87 in file No.E.6(12)86-MP Pt. Location of 66 KV S/station sites were also approved alongwith the route alignment. Copy of the plan is placed at flat 'A'. No mention was made about the ESS & switching station sites by DESU. In the beginning while the plan was under preparation discussion were held with the concerned

Executive & Superintending Engineer of the Electrical Wing of DDA and no such requirement was envisaged. Even in the PDP 2001 no such sites are proposed in the same.

Sites for pumps houses and sewage treatment areas are identified in this plan.

**❖ Details of facility sites proposed in the area south of Hindon Cut up to Delhi – U.P. Border (NOIDA).**

**Area – 658 hect.**

**Population – 1.60 lakhs.**

| <b>S. No.</b>                  | <b>Use Premises</b>       | <b>No. of unit As per Provided PDP 2001</b> |    | <b>Remarks</b>   |
|--------------------------------|---------------------------|---|----|--|
| <b>A EDUCATION</b>             |                           |   |    |  |
| 1.                             | College                   | 1   | 2  | One extra for the spill over population in Kalyanpuri-Kichripur.             |
| 2.                             | Polytechnic               | -   | 1  | -do-   |
| 3.                             | Hr. Sec. Schools          | 21  | 17 | Balance sites can be adjusted in the undeveloped sector C,D,E,F & G.         |
| 4.                             | Primary School            | 32  | 25 | -do-   |
| 5.                             | Nursery School            | 64  | 30 | Balance to be adjusted in the OCF & excess areas of primary school sites.    |
| <b>B HEALTH</b>                |                           |   |    |  |
| 6.                             | Hospital                  | 1   | 2  | General Hospital of 200 beds each.   |
| 7.                             | Small Hospital            | 1   | 1  |  |
| 8.                             | Dispensary & Nursing Home | 10  | 6  | Balance can be adjusted in OCF pockets.                                      |
| <b>C SHOPPING</b>              |                           |   |    |  |
| 9.                             | Distt. Centre             | NIL   | 1  | One site of 11.20 hect is proposed in place of facility centre.              |
| 10.                            | Community Centre          | 2   | 3  |  |
| 11.                            | Local Shopping Centre     | 10  | 7  | Balance not required due to overlapping areas with Comm.. Centre & CSC site. |
| <b>D SOCIAL INFRASTRUCTURE</b> |                           |   |    |  |
| 12.                            | Police Station            | 1   | 1  |  |
| 13.                            | Police Post               | 3   | 3  | To be adjusted in OCF pocket of sector A & D of Kondli Gharoli Complex.      |
| 14.                            | Fire Station              | 1   | 1  |  |

| <b>E COMMUNICATION</b>  |                                       |          |                            |                                      |
|-------------------------|---------------------------------------|----------|----------------------------|--------------------------------------|
| 15.                     | Telephone Exchange                    | 1        | 2                          | To be part of Community Centre Plan. |
| 16.                     | General Post & Telegraph Office       | 2        | 2                          |                                      |
| <b>F TRANSPORTATION</b> |                                       |          |                            |                                      |
| 17.                     | Bus Depot cum terminal                | 1        | 1                          |                                      |
| <b>G RECREATION</b>     |                                       |          |                            |                                      |
| 18.                     | Distt. Park NH Park/play area tot lot | 54 hect. | 5.66 hect at the NH level. |                                      |

❖ List of facilities provided in Dallupura G.H. Societies layout as per PDP 2001 norms.

Population – 33,000 persons (approx.)

| <b>S. No.</b>                       | <b>Use Premises</b>                             | <b>No. of Units As per Provided PDP 2001</b> |    | <b>Remarks</b>  |
|-------------------------------------|---|--|----|---|
| <b>A EDUCATION</b>                  |   |  |    |   |
| 1.                                  | Nursery School                                  | 13   | 13 | Two sites each to be adjusted in each primary school site or with other minor adjustment.           |
| 2.                                  | Primary   | 6  | 7  | Area of six schools is 0.60 hect. and one is 0.50 hect. as against 0.40 hect. proposed in PDP 2001. |
| 3.                                  | Hr. Sec. School                                 | 4  | 5  | Extra site is for spill over population.  |
| <b>B HEALTH</b>                     |   |  |    |   |
| 4.                                  | Nursing Home & Dispensary                       | 4  | 2  | Balance two can be adjusted in the excess area of P.S. & L.S. site.                                 |
| <b>C SHOPPING</b>                   |   |  |    |   |
| 5.                                  | Local Shopping Centre including service centre. | 2  | 2  | Area proposed in one of the L.S. site is 0.60 hect. as against 0.46 hect. as per PDP 2001.          |
| 6.                                  | Convenient Shopping                             | 3  | 3  | Overlapping areas of L.S. and Community Centres have been considered.                               |
| <b>D OTHER COMMUNITY FACILITIES</b> |   |  |    |   |
| 7.                                  | Milk Booth                                      | 6  | 6  | To be part of CSC's & L.S.C.'s.   |
| 8.                                  | Religious                                       | 6  | 3  | To be adjusted from excess area of P.S. sites.  |
| 9.                                  | Comm. Room                                      | 6  | -  | Not required as the same are being allowed in the individual societies plots.                       |
| 10.                                 | Comm. Hall & Library.                           | 2  | 2  |   |

| <b>E RECREATION</b> |                                     |      |                |  |
|---------------------|-------------------------------------|------|----------------|--|
| 11.                 | Tot lot                             | 1.50 | 15.00<br>hect. | 14.27 hect.  |
| 12.                 | Park                                | 9.00 |                |  |
| 13.                 | Play area                           | 4.50 |                |  |
| <b>F UTILITY</b>    |                                     |      |                |  |
| 14.                 | Overhead tank                       | 1    | 1              | An underground tank is proposed in the park area across the Distt. Centre. |
| 15.                 | Elect. Sub/Station.                 | 4    | 4              |  |
| 16.                 | Three wheeler scooter & Taxi stand. | 2    | 2              | Part of Local Shopping Centre Plan.  |

Apart from the above, one hospital site of 3.0 hect., one college of 3.50 hect. and one community centre of 3.50 hect. are proposed as part of the higher order facilities required for the population of the neighbouring localities. One Distt. Centre of 11.20 hect. is proposed however, in PDP 2001. This area is shown as a facility centre.

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Sites for pump houses and sewage treatment areas are identified in this plan.

**THE END**

11/08/2016

## DDA to scrap Kondli slum rehab scheme

TIMES NEWS NETWORK

New Delhi: After three decades, DDA in a meeting on Wednesday has decided to scrap the Kondli Resettlement Scheme. Under the scheme it was supposed to provide plots to slum dwellers of 32 JJ clusters. The agency now plans to auction 356 plots measuring 26sqm in Kondli, Mayur Vihar-III.

"We have decided to wind up allotment of alternative plots under the scheme and dispose off vacant plots through auction," an official said. There has not been any response from people, the official added. DDA is finding it difficult to maintain these plots. Last year, it carried out a demolition drive on 81 plots to reclaim 2,000sqm of the area.

There are a total of 471 plots in the area. The remaining 115 are under dispute/litigation. These plots will also be auctioned after the disputes are resolved, the official said.

The scheme was floated in 1983-84 to rehabilitate evictees of 32 JJ clusters mainly in Kardampuri, Chilla Village, Jhimil industrial area, Kondli Harijan Basti, Kingsway Camp and others. But in 1992, the administrative control of DDA's slum division was transferred to MCD and later to Delhi Urban Shelter Improvement Board (DUSIB). That time there were 312 claimants, the official explained.

Though DDA did allot 47 plots initially in 1990 and held another draw in 1993. But these were cancelled due to CBI inquiry following various complaints from people.