

दास्तान-ए

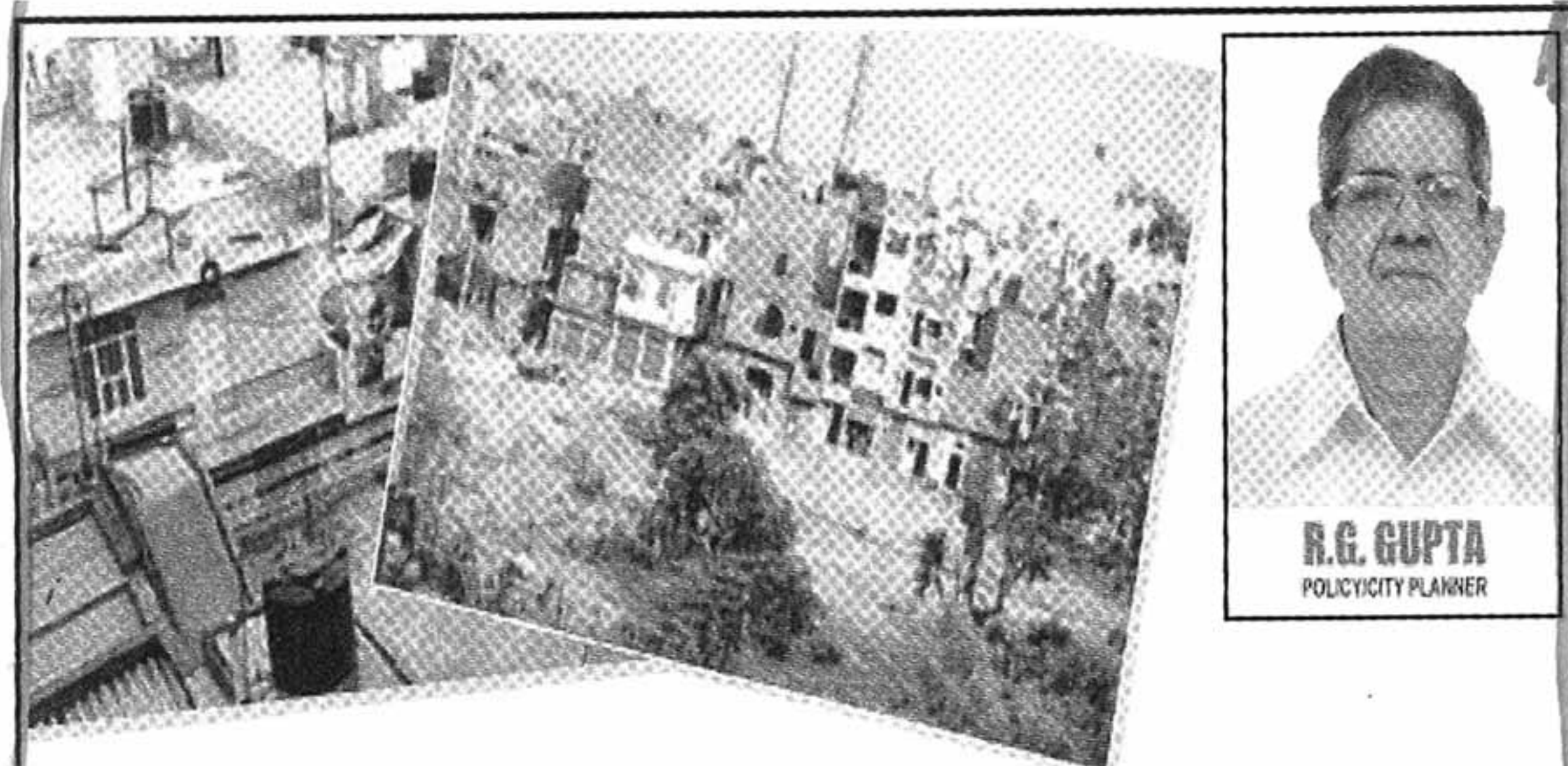
DCP (L) No.F2(D/14)press-2009  
RNI No- DELHIN/2009/29883  
DL(E)-20/5312/2010-2012

# इन्द्रप्रस्थ

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राष्ट्रीय पाक्षिक समाचार पत्र

वर्ष : 04 अंक : 3 1 से 15 अक्टूबर 2012 तक मूल्य : दो रुपये पृष्ठ संख्या : 8



## REGULARIZATION OF UNAUTHORIZED COLONIES

AS PER LAW, DDA IS EMPOWERED TO PLAN, DEVELOP & CONSTRUCT ALL TYPES OF URBAN SPACES OF DIFFERENT LANDUSES (Residential; Commercial; Industrial; Public & Semi Public; Offices; Recreational; Transportation; Utilities & Services); including in Sub-Standard areas in DELHI

THIS NOTE IS TO ADD SOME POINTS TO SOLVE THE PROBLEMS OF UNAUTHORIZED COLONIES FOR THE PUBLIC & PRIVATE SECTOR.

### PROCESS OF REGULARIZATION

Unauthorized colony is a part of "Sub-Standard Areas" which include (i) Regularized residential colony, (ii) Regularized industrial colony, (iii) Unauthorized residential colony, (iv) Unauthorized industrial colony, (v) Census Town, (vi) Urban Village, (vii) Rural Village, (viii) Slum Areas, (ix) Resettlement colony (x) Informal commercial along roads, (xi) Jhuggi clusters.

On 16th February, 1977; the Ministry of Works & Housing announced an important Policy for the regularization of all such colonies which were at that time more than 600 in numbers. It regularization of both residential and commercial structures came up un-authorizedly including in extension of already approved colonies; within 'LalDora' & 'Extended Lal Dora' of the villages.

From 1977 up to 1984 all such colonies were regularized by DDA vide Resolution No. 116 dated 29.10.1984 in a meeting under the Chairmanship of Lt. Governor, Delhi, with a report of 431 pages.

### DEFINITION OF REGULARIZATION AS APPROVED BY DDA VIDE RESOLUTION NO. 116 DATED 29-10-1984

Regularization does not only mean preparation, finalization and approval of layout plan of a colony on paper, but it includes following 13 important points also :

1. Declaration of regularization by the competent authority.
2. Acquisition of land for required infrastructure & community facilities.
3. Acquisition of vacant plots under the scheme of "Large Scale acquisition, Development & disposal".
4. Internal and peripheral development of the colonies in terms of different types of infrastructures.
5. Construction of some essential buildings of community facilities.
6. Provision of Trunk services and construction of major roads.
7. To convert 'Free-hold' into 'Lease-hold' system.
8. Collection of development charges.
9. To permit building activities after regularization of colonies.
10. Disposal of commercial sites and also of essential facilities.
11. To protect land from further encroachments.
12. To create awareness in the minds of people not to construct unauthorized structures in future.
13. Alternate allotment of plot or flat to every affected family based on some policy.

### SYSTEM OF PLANNING

1. Physical & Socio Economic Surveys along with structural stability.
2. Effects of NCR and Sub Regional Plan of NCTD.
3. Effects of Forest Act; Airport and Airways Act.
4. Effects of Archeological and historical monuments Act.
5. Land use as per Master Plan and Zonal Plan.
6. **TRUNK PHYSICAL INFRASTRUCTURE:** Water, Sewerage, Drainage, Powers, SWM & LWM, Tele-Communication.
7. **SOCIAL INFRASTRUCTURE:** Health, Education, Security, Safety, Justice, Recreation, Shelter specially for EWS.
8. **CIRCULATION INFRASTRUCTURE:** All the roads of 13.5 M and above, ROB, RUB, FOB, FUB, etc., MRTS Phase I, II, III & IV, Mono rail, Survey of Parking areas and problems.
9. **FACTORS TO CONTROL EARTHQUAKE.**
10. Land policy, and Resettlement Policy.
11. Higher FAR along high intensity traffic corridors.

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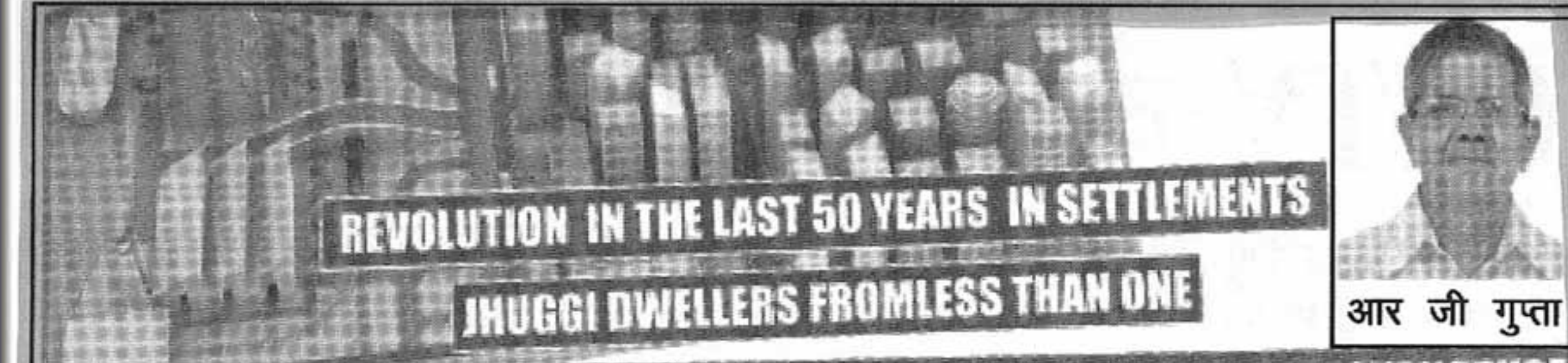
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**REVOLUTION IN THE LAST 50 YEARS IN SETTLEMENTS**  
**JHUGGI DWELLERS FROM LESS THAN ONE**  
**STOREY; NOW MAY BE BETWEEN 4 - 20 STOREYED WITH FULL INFRASTRUCTURE**

आर जी गुप्ता

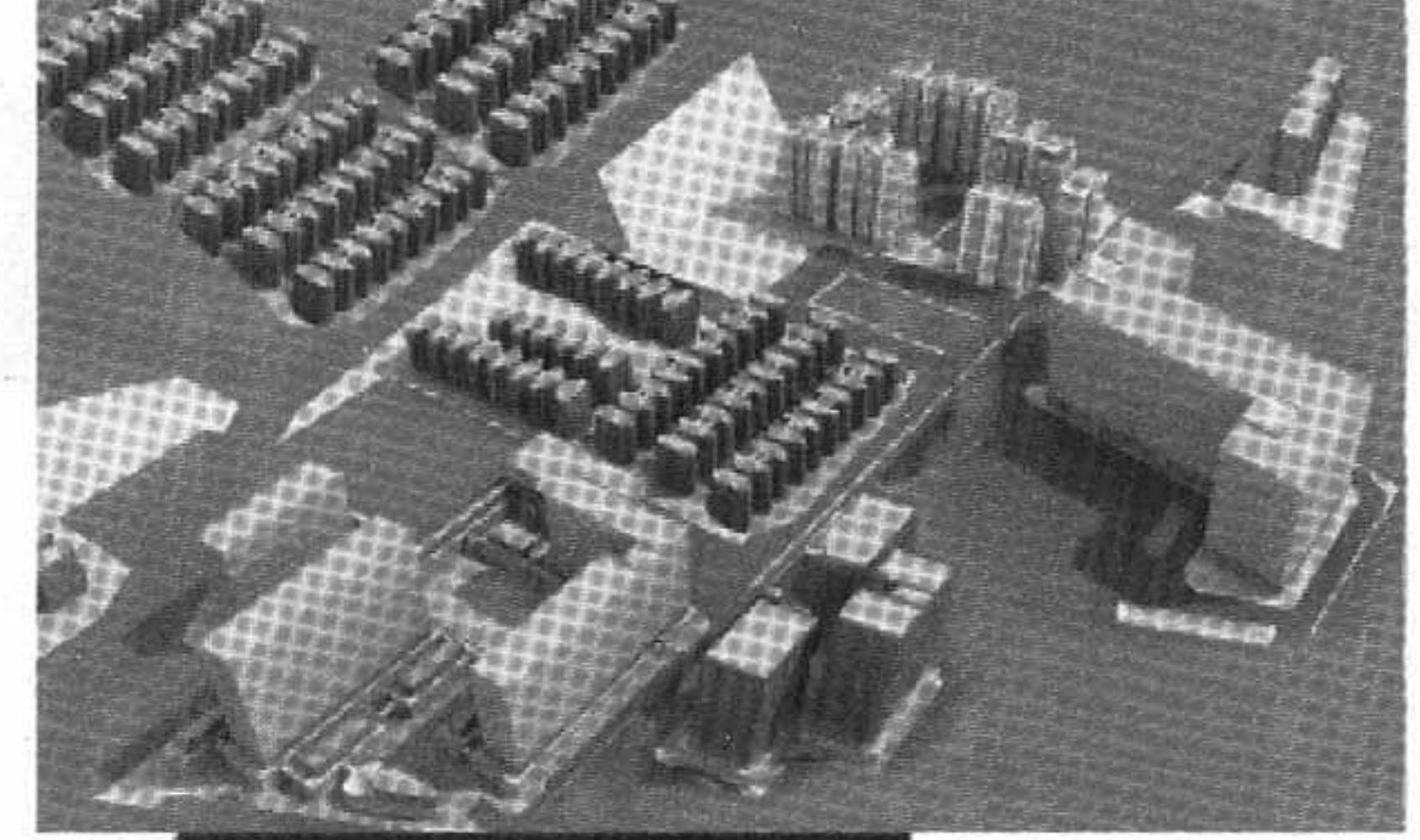
Before 1960 'Dairy KishanChand' inhabited by milkmen was the first shanty cluster in Delhi. It was located behind the wall of The Red Fort, somewhere between Darya Ganj and Old Monkey Bridge. It was set on fire and several persons and milch cattle were burnt alive. The matter was discussed in the Parliament and it was decided to shift the entire cluster to Marginal Bund Shahdara (Seelampur) allotting 66.7 sq.m. plot to each family as an alternative accommodation.

Now, there are 34 Resettlement colonies such as in a total area of about 1600 hect. with 2.16 lakh plots of the sizes 21, 26 and 67 sqm. Tigri, Pandu Nagar, Madipur, Hastsal, Nangloi, Wazirpur, Seelampur, Seemapuri etc.

Surveys of squatters settlements were done from time to time by Town & Country Planning Organization & DDA with following outcome :-

**PROPOSAL**

These 34 colonies are completely changed and have single, double, triple and four storeyed structures. In 1975-76, DDA provided blocks of 109M x 168M for 500 plots each of 21 sqm. with roads only of 5 mt. ; one plot for Nursery school, 6 plots for facilities one plot for T.V. centre and one plot for other facilities. This cluster of 500 plots was surrounded by 9m roads on two sides and 5mt. road on other sides. These blocks were with water taps / hand pumps but with no toilet facilities. Meaning thereby today these are not workable and population cannot live happily with no proper access even to fire brigade.



## NOW WHAT TO DO ?

- 1 These 34 colonies with 10 lakh people now will have 20 lakh people just double population, but with full infrastructure as given under:
  - (i) **Physical**—water (600 MLD), sewer (450 MLD), drainage (as per site condition), power (10 MW), Solid Waste Management (1200 Ton per day)
  - (ii) **Social** — health (4 large hospital: Category-A each for a population of 5 lakh, Category-B – 8 hospital, other health centres etc. as per norms), education (200 Sr. Secondary School, 200 Primary Schools, 2 Schools for mentally challenged and 2 schools for physically challenged), security (Police stations, Police posts as per norms etc.), safety (for safety adequate fire stations will be there), recreation (city park, district park, community park, multipurpose ground all will be there)
  - (iii) **Economic**—Convenience shopping centre, local shopping centre, community shopping centre, district centre based on new norms i.e. commercial with Mixed land use.
- 2 **Principles of Planning**
  - 2.1 Circulation system
    - (i) All the highways NH-1; Outer Ring Road (Road No.50); Wazirabad road; Road from SeemaPuri to NH-24; NH-24; Western Ring Road of Trans Yamuna Area including link with Loni side and Noida side; Inner Ring Road; Ring Road from Sarai Kale Khan ISBT to DhaulaKuan to Najafgarh Road.will be at two levels either at +6M or -6M.
    - (ii) Outer to Outer Ring Road from NH-1 to NH-10; then from NH-10 to NH-8 and then NH-8 to NH-2 via alternate parallel road to Mehrauli Badarpur and MehrauliMahipalpur.
    - (iii) Most of these clusters will be served by Metro, may be by I, II, III & IV. or Urban Rail.
  - 2.2 Re-plan, Re-develop & Re-construct each of them. By this additional population of 10 lakhs will be accommodated in these colonies along with existing 10 lakhs population.
  - 2.3 Four storeyed structures each having a flat of 25 Sqm. will be allotted to Resettlement colonies dwellers and the balance area for 20 storeyed structures with residential flats of different sizes i.e. 60 SM, 80 SM, 100 SM, 120 SM, 140 SM, 160 SM, 180 SM and 200 SM to will be used to accommodate 10 lakh more people. Thus, total population will be 20 lakhs.
  - 2.4 The entire system will be with Public & Private Partnership.

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