

07-02-2009

COMMERCIAL USE & AREAS

(PAST, PRESENT & FUTURE)

**UPS CAMPUS, BLOCK-A,
PREET VIHAR, DELHI-92**

1. COMMERCIAL USE & AREAS (PAST, PRESENT & FUTURE)

**This land use is creating maximum problems specially of
i) parking, ii) circulation iii) pollution
and iv) location**

**THEREFORE, IT SHOULD BE PLANNED, DEVELOPED,
CONSTRUCTED, MANAGED & MAINTAINED IN PUBLIC PRIVATE
PARTNERSHIP WITH FOLLOWING STRONG PLANNING
INSTRUMENTS:**

- I) Re-Planning**
- II) Re-development,**
- III) Re-construction**
- IV) Re-densitification.**
- V) TDR (transfer of development rights).**
- VI) More FAR along high traffic corridors.**
- VII) Commercial use on 24 m & above roads specially in industrial areas.**
- VIII) Transparency with the help of web sites.**
- IX) Quantum of Supply of spaces more than demand**
- X) 20% of the spaces for small commercial units of 10 sqm and below**
- XI) Proper mechanised parking spaces in multi-levels basements.**
- XII) Commercial use should be developed first than other uses.**
- XIII) Public and semi public use should not be treated as commercial and auction them.**

2. EXPERIENCES OF THE PAST.

1. Commercial use prior to the 1st Master Plan.
2. Commercial use in the 1st Master Plan.
3. Commercial use in the 2nd Master Plan
4. Commercial use in the 3rd Master Plan
5. Commercial Projects of Slum & JJ Wing
6. Unplanned Commercial colonies

3. EXPERIENCES OF THE PAST.

Based on experiences of other Countries and literature, Planners proposed commercial land use only between 2 to 2.5 % in the 1st: 2nd & 3rd Master Plans largely for formal commercial except in the third Master Plan Informal sectors has also been emphasized.

Out of the **proposed commercial land use**, hardly 25% was implemented; therefore, thousands of unauthorized commercial units came in different parts / roads in Delhi. Based on this concept now commercial use should be given the top most priority in planning & development with the help of Strong Planning Instruments as given in **Para No. 1.**

This land use should be paid maximum attention; which so far has not been.

4. PRIOR TO THE 1ST MASTER PLAN

Commercial pockets be searched out in the following colonies and treat them as per new norms as in MPD 2021 AD.

1. Nazul 1(I) Colonies up to 1937

(1) Pahar Ganj, (2) Darya Ganj (North), (3) Darya Ganj (South), (4) G.B. Road, (5) B.B. Road, (6) Bela Estate, (7) I.P. Estate, (8) Chirage North, (9) Chirage South, (10) Jhilmil Tahirpur, (11) Southern Ridge, (12) Naiwala, (13) Jhandewalan, (14) Bagh Rao Ji, (15) Karol Bagh, (16) Jangpura, (17) Aliganj, (18) Arakpur Baghmochi, (19) Shidi Pura, (20) Basti Raghar, (21) Kadam Sharif, (22) Sadar Bazar.

2. Nazul 1(II) Colonies from (1937 – 58); details are not available

3. Commercial areas prior to the 1ST Master Plan (1962)

(1) Jama Masjid, (2) Chitli Qabar, (3) Bazar Sita Ram, (4) Ajmere Gate, (5) Chandni Chowk, (6) Fatehpuri, (7) Lajpat Rai Market, (8) Kashmere Gate and Mori Gate, (9) Malka Ganj, (10) Subzimandi, (11) Bara Hindu Rao, (12) Sadar Bazar, (13) Nabi Karim, (14) Qadam Sharif, (15) Ram Nagar, (16) Paharganj, (17) Model Basti, (18) Manakpura NS (19) Shahdara Town (20) Jhandewalan – Block-E.

To get further details it is necessary to study following plans:

- (i) **Greater Delhi; Major work and commercial Areas; Town Planning Organization Ministry of Health – June 1956.** (Reproduced from the original supplied by the Chairman Delhi Improvement Trust, New Delhi and the survey of India is not responsible for the accuracy of details appearing on the map).
- (ii) **Greater Delhi; Generalized Existing Land Use; Town Planning Organisation Ministry – June 1956.** (Reproduced from the original supplied by the chairman, Delhi Improvement Trust, New Delhi and the survey of India is not responsible for the accuracy of details appearing on the map).
- (iii) **Growth of Disorganized Congestion (i) Delhi (Shahjahanabad) in 1648, (ii) Delhi (Shahjahanabad) in 1873, (iii) Delhi (Shahjahanabad) in 1962 .**
- (iv) **Jama Masjid Community Square Plan; Town Planning Organisation Ministry of Health in 1956.**

Like this there are 102 Plans prior to 1960. All these plans should be studied; important derivations be made use the latest planning, prepare the plans develop & construct them. This system would involve alternate allotment for built-up spaces which are there.

If this exercise is done then Govt. would get Rs. Billions in the sale of plots and spaces

5. COMMERCIAL USE - 1ST MPD-62

1. Central Business Districts.

In Old City (45.60 hect.); Asaf Ali Road, Minto Road and Ranjit Singh Road (1.60 hect.); Connaught Place and extension including Janpath (79.20 hect.); Parliament Street (6.40 hect.); Indraprastha Estate (4.80 hect.)

2. Sub-Central Business Districts – Karol Bagh (16.80 hect.); Shahdara (62.80 hect.)

PLANS OF KAROL BAGH SUB CBD WAS NEVER STARTED, BUT SHAHDARA CBD IS AT IMPLEMENTATION STAGE.

3. District Centres

Pusa Road (9.20 hect.); Khyber Pass (8.40 hect.); Shahdara (North Bund area) (6.40 hect.); Loni Road (North Shahdara) – (12.80 hect.); Dilshad (Shahdara) – (5.60 hect.); South Shahdara (12.80 hect.); Kalkaji (32.80 hect.); Malviya Nagar (19.20 hect.); 1100 acres scheme (South of Ring Road) – (23.20 hect.); West Delhi, Ring Road, Najafgarh Road (22.40 hect.); New Jail area (Najafgarh Road) – (14.80 hect.); Nangloi area (South of Rohtak Road) – (12.80 hect.); Shakurbasti area (16.0 hect.); Wazirpur area (Ring Road) – (30.0 hect.) and Shalimar Garden area (10.0 hect.) **i.e. a total of 236 hect.**

KHYBER PARK DISTRICT CENTRE IS ON DEFENCE LAND, AND SO FAR NOT STARTED SINCE LAST 40 YEARS. PLANNING OF NEHRU PLACE TOOK 12 YEARS; STILL IT IS WORST FROM ENVIRONMENT, PARKING & RETAIL SHOPPING POINT OF VIEW.

4. Sub-District Centers

Gole Market (4.0 hect.); Khan Market (5.20 hect.); Vinay Nagar (6.40 hect.); Gokhle market (4.0 hect.); Kashmere Gate (two sites - 5.60 hect.); Lajpat Rai Market (two sites - 7.20 hect.); Malka Ganj (two sites - 4.80 hect.); Azadpur / G.T. Road (2.40 hect.); Jhilmil area (5.20 hect.); Tehar – (4.0 hect.); Fruit, vegetable and general market near INA colony (6.40 hect.); Jhandewalan (14.40 hect.) and Tilak Nagar area (2.40 hect.). Total in **72 hect.**

MOSTLY THES ARE EXISTING COMMERCIAL CENTRES, BUT NOW CAN BE REPLANED TO GET MORE AREAS BASED ON NEW PLANNING INSTRUMENTS.

5. Commercial near Railway stations and other areas

New Jail Road (4.0 hect.); Rohtak Road (4.0 hect.); Azadpur/Ring Road (3.20 hect.); New Delhi Station (2.40 hect.) and Panchkuin Road (2.0 hect.) i.e. a total of **15.6 hect.**

6. Other commercial areas – Ashoka Hotel (16.0 hect.) & Hotel (near Golf Course) – (2.40 hect.) i.e. a total of 18.4 hect.

7. Wholesale Markets

Fruit and vegetable (14.00 hect.); Food grain market (6 hect.); fodder market (2.4 hect.); Cloth (4.0 hect.); Bicycle Market; Dry Fruit (.80 hect.); Hosiery and general (24.40 hect.); i.e. a total of **55.6 hect.**

PLANNING AND DEVELOPMENT IS SINCE 25 YEARS BUT NOT SUCCESS FFUL. THIS NEEDS COMPLETE REVOLUTION.

8. **Timber, cement, iron, building material, oil wholesaling and storage**
9. **Oil Storage depots,**
10. **Grain Storage,**
11. **Mineral Siding**
12. **Total commercial Land Allocation (983.60 hect.)**

A LOT OF THOUGHT WAS GIVEN IN PROPOSING DIFFERENT TYPES OF COMMERCIAL AREAS, BUT IMPLEMENTATION WAS NOT SATISFACTORY. THERE WAS AN LACK IN PLANNING, DEVELOPMENT, CONSTRUCTION, & ESPECIALLY IN ALLOTMENT / AUCTION OF LAND.

No attention was paid to accommodate informal sector.

Colonies declared along the period.

COMMERCIAL PROJECTS OF SLUM & JJ WING

Shivaji Place Distt. Centre in 22.8 hect.

COMMUNITY SHOPPING CENTRES

1. Paharganj Community Shopping Centre – 2.76 hect.
2. Shahzada Bagh Community Shopping Centre – 1.71 hect.
3. Sultanpuri Community Shopping Centre – 5.7 hect.
4. Mangolpuri Community Shopping Centre – 3.41 hect.
5. Madipur Community Shopping Centre – 6 hect.
6. Raghbir Nagar Community Shopping Centre – I – 2.68 hect.
7. Kalkaji Community Shopping Centre – 3.4 hect.
8. Raghbir Nagar Community Shopping Centre – II – 1.43 hect.
9. Jahangirpuri Community Shopping Centre – I – 2.62 hect.
10. Jahangirpuri Community Shopping Centre – II – 3.2 hect.
11. Dakshinpuri Community Shopping Centre – 4.40 hect.

LOCAL SHOPPING AND CONVENIENCE SHOPPING CENTRES

12. New Seemapuri – 0.36 hect.
13. Shakurpur JJ Colony near Samrat Cinema – 1.34 hect.
14. Nand Nagri Extn. Block – P & G – 0.326 hect.
15. Nand Nagri Extn. Opposite K&L Block – 0.32 hect.
16. Jahangirpuri near Cinema
17. Sultanpuri Block – A; Sultanpuri Block – B; Sultanpuri Block – C
18. Sultanpuri Block – C Extn.; Sultanpuri Block – D; Sultanpuri Block – E
19. Mangolpuri Block – A; Mangolpuri Block – K; Mangolpuri Block – N
20. Himmatpuri Block – 27
21. Himmatpuri Block – 29
22. Khichripur Block – I & II
23. Mangolpuri Block – S; Mangolpuri Block – I
24. Khyala JJ Colony Phase I & II 0.348 hect. – inhouse
25. Shakurpur – II Colony Block – C - 0.385 hect.
26. Mangolpuri Block – F
27. Mangolpuri Block – Q

COMMERCIAL POCKETS IN EARLIER DEVELOPED COLONIES

A. RESIDENTIAL

SCHEMES ALREADY IMPLEMENTED

<u>S.No.</u>	<u>Name of the Scheme</u>	<u>Area in hect.</u>
1.	Wazirpur	237.2
2.	Lawrence Road	39.2
3.	Paschim Puri	262.4
4.	Safdarjang	116.4
5.	Masjid Moth	36.8
6.	Saket	122.4
7.	Naraina	62.4
8.	Janakpuri	462.4
9.	Shankar Road	4.4
10.	East of Kailash	85.2
11.	Vivek Vihar	105.6
12.	Friends Colony	15.2
13.	Keshav Pur	12.0
14.	Najafgarh Road	24.8
15.	Prasad Nagar	10.0
16.	Munirka	15.2
17.	Kalkaji	43.2
18.	Madangir (Housing)	7.2
19.	Sunlight Colony (Housing)	1.2

20.	Katwaria Sarai (Housing)	4.4
21.	Pitam Pura	270.0
22.	Pitam Pura (Zome H-5)	266.4
23.	Rajouri Garden	173.6
24.	Shalimar Bagh Block 'A'	79.2
25.	Shalimar Bagh Block 'B'	207.0
26.	Vikas Puri	250.0
27.	Okhla Tenements	62.0
28.	Sheikh Sarai	37.6
29.	Rohtak Road	104.8
30.	Yamuna Puri	83.6
31.	Allotment to Co-op., House Building Societies in TY Area	434.0
32.	Area allotted to Co-operative Societies (Group 1, II, III)	616.4
	TOTAL	4263.2

NAMES OF RESETTLEMENT COLONIES DEVELOPED UP TO 1980

<u>S.No.</u>	<u>Name of Resettlement Scheme</u>	<u>Area in hect.</u>
1.	Tigri	10.40
2.	Pandu Nagar	18.00
3.	Madi Pur	75.60
4.	Hastal	12.00
5.	Nangloi	38.40
6.	Wazirpur	102.80
7.	Seelampur	83.60
8.	Seemapuri	19.20
9.	Sunlight	14.00
10.	Kalkaji	62.40
11.	Srinivaspuri	6.00
12.	Garhi Village	4.00
13.	Madangir	40.00
14.	Moti bagh	5.80
15.	Naraina	26.00
16.	Najafgarh Road	41.60
17.	M.B. Shahdara	34.20
18.	Ranjeet Nagar	4.00
19.	Dakshinpuri Extension	65.37
20.	Khanpur	7.15
21.	Chaukhandi	6.55
22.	Khyala Complex	20.00
23.	Gokal Puri	14.86
24.	Shakarpur Complex	54.03
25.	Nand Nagri	50.58
26.	Sultan Puri	150.72
27.	Mangolpuri	177.73
28.	Hyderpuri	57.87
29.	Jahangir Puri	132.17
30.	PatparganjComplex (Khichripur,Kalyanpuri,Trilokpuri)	168.00

31.	New Seemapuri	17.74
32.	Nangloi	22.00
33.	N.G. Road	13.50
34.	Seelampur Complex	9.80
TOTAL		1566.47

INDUSTRIAL AREAS

<u>S.No.</u>	<u>Name of the Areas</u>	<u>Areas in hect.</u>
1.	Naraina Phase-I	45.6
2.	Naraina Phase-II	14.0
3.	Naraina Warehousing	14.4
4.	Lawrence Road	78.4
5.	Jhilmil	43.6
6.	Wazirpur	84.0
7.	G.R. Karnal Road	50.0
8.	Kirti Nagar Warehousing	27.2
9.	Okhla Phase-I	147.2
10.	Okhla Phase-II	134.4
11.	Mayapuri Phase-I	59.2
12.	Mayapuri Phase-II	66.4
TOTAL		764.4

INDUSTRIAL LAND ALLOTTED TO CO-OPERATIVE INDUSTRIAL SOCIETIES

<u>S.No.</u>	<u>Name of the Co-op. Societies</u>	<u>Area in hect.</u>
1.	Mohan Co-operative Industrial Estate	89.6
2.	Rajasthani Co-operative Industrial Estate	16.0
3.	Shahdara Manufacturing Association	18.0
4.	Small Manufacturing Association	14.0
5.	Manufacturers Co-operative Industrial Estate	43.2
	TOTAL	----- 180.8

6. COMMERCIAL USE IN 2ND MASTER PLAN OF DELHI

1. Five Tier System of Commercial areas

(1) Central Business District and Sub-Central Business District, (2) District Centre, (3) Community Centre, (4) Local Shopping Centre and (5) Convenience Shopping Centre.

2. Sub-Central Business District

Two Sub-Central Business District, one in Trans Yamuna area and the 2nd in Urban extension. Area of TYA is 48 hect. and in Urban extension 66 hect.

District Centers – up to this time 7 District Centres namely – (1) Nehru Place (38.20 hect.); (2) Rajendra Place (9.31 hect.); (3) Bhikaji Cama Place – (14.16 hect.); (4) Janakpuri – (14.97 hect.); (5) Laxmi Nagar – (12.95 hect.); (6) Shivaji Place – (22.60 hect.) and (7) Jhandewalan – (12.97 hect.) were more or less developed.

14 District Centres with areas in Hect. were proposed to be developed ; names given under:

1. Saket (21.8 hect.); 2. Rohtak Road (28.0 hect.); 3. Paschim Vihar (18.0 hect.); 4. Wazirpur (31.0 hect.); 5. Shalimar Bagh (10.0 hect.); 6. Jahangirpuri (24.0 hect.); 7. Khyber Pass (14.0 hect.); 8. Dilshad Garden (11.0 hect.); 9. Eastern Yamuna Canal (12.0 hect.); 10. Shahdara (9.0 hect.); 11. Mayur Vihar (16.0 hect.); 12. Rohini (45.0 hect.); 13. Mangolpuri (21.0 hect.); 14. Auchandi Road (18.0 hect.)

Community Shopping Centre and Local Shopping Centre

There would be 82 Community Shopping Centre in urban limits of Delhi and 40 in Urban Extension. Besides, there would be hundreds local shopping centres in urban limits as well as also in urban extension.

Informal Sector

Informal Sector was proposed to be incorporated as per norms given under:

- (i) Retail trade:
 - Central Business District 3 to 4 units
 - Sub-Central Business District per 10 formal shops
 - District Centre As specified
 - Community Centre in the norms
 - Convenience Shopping Centre separately
- (ii) Government and Commercial offices 5 to 6 units per 1,000 employees
- (iii) Wholesale trade and Freight complexes 3 to 4 units per 10 formal shops.
- (iv) Hospital 3 to 4 units per 100 beds
- (v) Bus Terminal 1 unit per two bus bays
- (vi) Schools
 - Primary 3 to 4 units
 - Secondary / Senior
 - Secondary / Integrated 5 to 6 units
- (vii) Parks
 - Regional / District parks 8 to 10 units at each major entry
 - Neighbourhood parks 2 to 3 units
- (viii) Residential 1 unit / 1000 population
- (ix) Industrial 5 to 6 units per thousand employees
- (x) Railways Terminus To be based on surveys
At the time of preparation of project

Weekly Markets

Norms were given of 1 or 2 locations per 1 lakh population with 300 to 400 units per location in an area of 0.4 hect.

Organized Informal Sector Eating Places on experimental basis were proposed:

1. Behind Andrews Ganj in South Delhi
2. Proposed community centre near Mandi House
3. Near Revolving T.V. Tower Pitampura
4. Near Sub-C.B.D. Trans Yamuna Area.

Wholesale Trade

- (i) Patpar Ganj (131 hect.); (ii) Loni Road (40 hect.); (iii) Madanpur Khadar (158 hect.); (iv) Urban Extension (125 hect.); (v) Najafgarh (12 hect.); (vi) Urban Extension (164 hect.) i.e. a total area of 630 hect.

These were for Textile & Textile Product; Auto, Motor Part & Machinery; Fruits & Vegetable; Hardware & Building Material; Iron & Steel; Food Grain; Timber; Plastic, leather & PVC; Relocation of junk market (SPM Market); Paper, Stationer & Books; General Merchandise; Bicycle, Tyre & Tube; Electrical; Scrap material; Leather, Fur, Skin & Wool; Other metal product; Other metal product; Other food items; Radio, Tape & accessories; Cosmetic & Toiletries; Furniture & Fixtures; Dry fruit & Spices; Crockery & Utensils; Watch & Optical; Medicines; Surgical & Scientific Instrument; Other Commodities.

Regional cum local market are proposed at - (i) Sub-CBD (Shahdara) South; (ii) Okhla ; (iii) Rohtak Road District Centre; (iv) Shivaji Place District Centre North; (v) Wazirpur District Centre; (vi) Rohini District Centre; (vii) Market of 8 to 10 ha. each in the Urban Extension.

In addition to the above, fodder market were proposed in the rural areas.

Service Centre

(To have Petrol pump; Gas godown; workshop (Bus, Truck, Car, Scooter); dhallow & dustbin; public utility buildings; parking; fire station; Police post.

Division 'B' S 1 (3.75 hect.); Division 'D' S 2 (2.20 hect.); Division 'E' S 3 (4.00 hect.), S 4 (8.00 hect.), S 5 (1.50 hect.), S 6 (3.00 hect.), S 7 (2.25 hect.), S 8 (2.50 hect.), S 9 (3.50 hect.), S 10 (3.20 hect.), S 11 (3.15 hect.); Division 'F' S 12 (1.80 hect.); Division 'G' S 13 (1.08 hect.), S 14 (5.00 hect.), S 15 (7.55 hect.), S 16 (16.00 hect.), S 17 (7.00 hect.); Division 'H' S 18 (5.50 hect.), S 19 (5.00 hect.) i.e. total area of 80.03 hect.

***PROPOSALS WERE SATISFACTORY TO A LARGE EXTENT,
BUT IMPLEMENTATION WAS NOT TO THIS EXTENT.***

7. COMMERCIAL USE IN THE 3rd MASTER PLAN

As per the Economic Survey of Delhi **2001-2002**, there were about **2.3 lakhs retail enterprises** in Delhi with an employment of **5.4 lakhs** engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about **4.15 lakhs by 2021** and the corresponding **employment** is likely to increase to about **9.63 lakhs**. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres.

Table 5.1: Five-Tier System of Commercial Areas

Tier	I	II	III	IV	V
	Metropolitan City Centre (Pertains to already developed Central Business District).	District Centre	Community Centre	Local Shopping Centre	Convenience shopping Centre

Notes:

- (i) Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.²
- (ii) Utilities, Public Conveniences shall be provided as per requirement.

Area in hect.

Developed Industrial Areas

² A. Naraina Indl. Area; Jhandewallan; Flatted Factory; Motia Khan Scheme; DCM Flatted Factory Complex; Shahzada Bagh Indl. Area; GulabiBagh Indl. Area; Rajasthan Udyog Nagar G.T. Road near Jahangirpuri; SMA Co-op. Indl. Estate G.T. Road near Jahangirpuri; SISI Indl. Area G.T. road near Jahangirpuri; G.T. Karnal Road Indl. Area near Rana Pratap Bagh; Hindustan Prefab Ltd., Indl. Area near Shivaji Rly Stn. (Minto Road); Okhla Indl. Area Ph. I, II & III; Mohan Co-op Indl. Area; SISI Complex Okhla near Modi Flour Mills; Najafgarh Road Indl. Area near Zakhira; Kirti Nargar Indl. Area; Mayapuri Ph. I & II; Udyog Nagar Rohtak Road; Keshav Pur Leather Tannery Scheme (part of Service Centre) near VIKASPURI; Wazirpur Industrial Area; Lawrence Road Indl. Area; Mangolpuri Indl. Area Ph. I & II; Jhilmil Indl. Area; Patparganj Indl. Area; Friends Colony Indl. Area; Narela Indl. Estate; Bawana Indl. Estate; Khanjawala Indl. Estate; PVC Bazar Tikri Kalan.

Undeveloped Industrial Areas

B. 1. Anand Parbat, 2. Shahdara, 3. Samai Pur Badli, 4. Jawahar Nagar, 5. Sultanpur Mazra, 6. Hastsal Pocket – A, 7. Naresh Park Extension. 8. Libaspur, 9. Peeragarhi Village, 10. Khyala, 11. Hastsal Pocket – D, 12. Shalamar Village, 13. New Mandoli, 14. Nawada, 15. Rithala, 16. Swaran Park Mundka, 17. Haiderpur, 18. Karawal Nagar, 19. Dabri, 20. Basai Darapur.

- (iii) Service & Repair and Informal activities should be provided as Service markets and Informal bazaar.
- (iv) The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.

7.2 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place & its Extension, Walled City and its Extension and Karol Bagh.

7.2.1 CONNAUGHT PLACE & EXTENSION

The areas included in the Metropolitan City Centre would be Connaught Place & Extension (Janpath, Sansad Marg, Baba Kharag Singh Marg, Panchkuian Road, Barakhamba Road, Kasturba Gandhi Marg), Gole Market, Mandi House, Pragati Maidan, Indraprastha Estate.

7.2.2 SHAHJAHANABAD (WALLED CITY) AND EXTENSIONS

The commercial areas in Shahjahanabad (Walled City) and Extensions would be delineated in Special Area / Zonal Plan. These traditional areas need to be treated carefully and sensitively in view of their high density and multiple uses.

7.2.3. KAROL BAGH

Commercial area of Karol Bagh has become one of the important centre in the Special Area, for which development norms/regulations have been given in the Development Code.

7.3 DISTRICT CENTRE / SUB-CENTRAL BUSINESS DISTRICT

MPD-2001 proposed two sub CBDs with norms of District Centres (namely Shahadara and in Urban Extension). These are now proposed to be dealt as District Centres. The emphasis in these centers should be on commerce and their related activities.

Ten district Centres have already developed or in advanced stages of development namely:

(i) Nehru Place; (ii) Rajendra Place; (iii) Bhikaji Cama Place; (iv) Janakpuri; (v) Laxmi Nagar; (vi) Shivaji Place (Raja Garden); (vii) Jhandewalan; (viii) Netaji Subhash Place (Wazirpur); (ix) Saket; (x) Manglam Place (Rohini).

These centres need upgradation in terms of infrastructure, parking spaces, hawking plazas, physical infrastructure and built environment. The implementing agency / land owning agency can undertake review of the schemes for their upgradation and optimum utilization of land. The implementing agency should formulate action plans by involving developers and owners associations to improve the environment through self-sustaining schemes.

Other District Centres in Delhi Urban Area (DUA)-2001, in the process of development yet to be developed are as indicated below:

(i) Trans Yamuna Area- Shahdara; (ii) Rohini - Twin District Centre; (iii) Peeragarhi (Rohtak Road); (iv) Paschim Vihar; (v) Shalimar Bagh; (vi) Dheerpur Extension (Jahangirpuri); (vii) Majnu ka Tila (Khyber Pass); (viii) Dilshad Garden; (ix) Shastri Park (Shahdara); (x) Mayur Vihar; (xi) Rohini Ph-III/IV/V; (xii) Dwarka & (xiii) Narela.

7.4 NON - HIERARCHICAL COMMERCIAL CENTRES

(i) Commercial Centre at Asaf Ali Road; (ii) Commercial Centre adjoining Metropolitan Passenger; (iii) Terminal, Okhla (Jasola); (iv) Commercial Centre Laxmi Bai Nagar; (v) Commercial Centre, Nehru Nagar (Near Ring Rail).

The following other existing non-hierarchical commercial centres, which are also providing services at city level, would also need to be redeveloped:

(ii) Central market - Lajpat Nagar; (ii) INA market; (iii) Sarojini Nagar market; (iv) Any other area as may be

identified.

The development control norms for the above areas shall be as per approved schemes and any enhancement in FAR wherever approved shall be subject to charging appropriate levies from the beneficiaries.

7.5 COMMUNITY CENTRE (CC) LOCAL SHOPPING CENTRE (LSC) / CONVENIENCE SHOPPING CENTRE (CSC)

7.5.1 The Community Centres' may have Retail Shopping, Commercial and Government Offices, Local Body/Public Sector Undertaking offices, Cinema / Cineplex's, Hotels, Restaurants, Banquet halls and Guest House, Nursing Home, Dispensary, Clinical Laboratory, Clinic & Poly Clinic facilities together with other community facilities.

7.5.2 The LSC / CSC will cater to the day-to-day needs of the local population.

Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centers may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies.

7.6 COMMERCIAL CENTRES IN URBAN EXTENSION

7.6.1 SUB CITY LEVEL COMMERCIAL AREAS

7.6.2 LOCAL LEVEL COMMERCIAL AREAS

In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighbourhood

7.7 HOTELS

7.8 SERVICE MARKETS

Special attention is required for the low turnover and space extensive shops for fruits and vegetables, service and repair, junk and scrap materials (kabari), building materials, automobile workshops etc. The grouping of such activities with planned retail markets leads to conversion of shops into high profit commercial activity. To avoid continuance of this situation, about 10% of the unutilized sites of LSC / CSC are proposed to be converted into Service Markets.

In Urban Extensions, sites for such service markets at two levels should be established in the initial stages of development to avoid unauthorized ribbon development and misuse of residential premises.

THIS IS THE MOST COMPREHENSIVE PLAN WITH A PROPOSAL SUMMARY GIVEN UNDER:

a. METROPOLITIAN CITY CENTRE					
	Components	Phase-1 Up to 2011	Phase-II 2011-2016	Phase-III 2016-2021	Target Up to 2021
(i)	PREPARATION OF INTERGRATED SCHEME & SPECIFIC PROJECTS	1	-	1	2
b. DISTRICT CENTRE / SUB C.B.D					
(i)	UPGRADATION OF EXISTING AREAS	6	2	2	10
(ii)	UNDER IMPLEMENTATION	9	2	2	13
(iii)	NEW LOCATIONS IN URBAN EXTENSION	TO BE LOACTED ALONG MJOR ARTERIAL ROAD AS PER NORMS			
c. COMMUNITY CENTRE					
(i)	UPGRADATION OF EXISTING AREAS	20	10	10	40
(ii)	UNDER IMPLEMENTATION IN DUA-81	22	10	10	42
(iii)	NEW LOCATION IN URBAN EXTENSION / PROJECTS	TO BE LOACTED ALONG MJOR ARTERIAL ROAD AS PER NORMS			

TOTAL DEVELOPMENT OF COMMERCIAL AREAS;

1. DIMENSIONS OF THE PROBLEMS:

1.1 Commercial Use provided in MPD's & Mini Master Plans.

- a. Prior to Master Plan of Delhi
- b. 1st Master Plan
- c. 2nd Master Plan
- d. 3rd Master Plan
- e. 4 Mini Master Plans (Urban & rural villages)

1.2 Commercial Use in various residential & industrial colonies (planned & unplanned)

- a. Colonies in Nazul I(I) lands; prior to 1937
- b. Colonies in Nazul I(II) lands; between 1938- 1960
- c. Colonies in Nazul(II) Lands; from 1960 onwards; under the Scheme of 'Large Scale Acquisition, Development & Disposal of lands' (Residential, Industrial, Commercial)
- d. Ministry of Rehabilitation Lands
- e. Railway Lands
- f. Other Govt. Lands
- g. Colonies on private lands.
- h. DLF Colonies
- i. Sub-Standard areas
 - i.) Unauthorized - Regularized colonies – 614; based on 1977 policies.
 - ii.) Unauthorized residential Colonies -1500 (+) based on New Policy of Feb, 07
 - iii.) Unauthorized industrial colonies. 16, but large; based on, December, 2005 Notification.
 - iv.) Urban Villages – 150
 - v.) Rural Villages + Census Towns = 369- 150 = 219
 - vi.) Resettlement colonies – About 70
 - vii.) Jhuggi Clusters – in different parts of Delhi.

1.3 Unplanned commercial Use along roads

- a. Mixed Land Use (commercial) along roads; notified in 2006.
- b. Mixed Land Use in residential flats and industrial areas; notified in 2006.
- c. Unapproved / unplanned commercial use along roads; notified in 2006 and otherwise.

1. Rough Quantification & Cost of Planning & Development¹ of commercial use. (This analysis is based on assumptions and experiences)

Area of Delhi = 1483 Sq.Km. = 148,300 hect
Urban areas in Delhi = 148,300x60% = 89,000 hect.
Existing planned / unplanned commercial use = 89,000x4% = 3,560 hect.

2. Cost of Acquisition of Lands

Assume that 40% has to be acquired = 40% of 3560 hect. = 1424 hecets.
1424 hect. x Rs. 1.50 Crore/hect = Rs.2136.0 Crore

3. Cost of development of land

3560 hect. x [Rs. 2500 per Sq.Mt. or Rs. 2.5 Crore per hect.
3560 x Rs. 2.50 Crore = Rs. 8900.0 Crore

4. Construction would be completely in Private Sector.

5. Cost of land + development = Rs. 2136.0 Crore + Rs. 8900.0 Crore = Rs. 11036.0 Crore or Rs. 111.0 billion

¹ DEVELOPMENT: includes laying of **Trunk, Peripheral & Internal Infrastructure** (Water, Sewerage, Drainage, Power, SWM , Telecommunication. Roads, Bridges, Under-Passes etc.). This also includes street furniture i.e. tree plantation along roads, landscaping of roundabout, channelizes & foot paths, dust bins, dhallows, bus queue shelters, hoardings, painting of roads, zebra crossings, neon signs, beautiful street lights and special illumination at attractive points, car parking, scooter parking, taxi stands inc. booths and fare boards, covering of large storm water drains and railings along them, sculpture pieces at suitable locations, with water fountains, water bodies and other attractive features, guide maps at important places, development of parks with railings, sitting benches, tree plantation and landscape features. This development includes housing for EWS of the Society.

WHATSOEVER TOTAL COST PER SQ.M. WOULD BE; THE RETURN WOULD BE 5-8 TIMES AND THAT SHOULD BE USED FOR THE PURPOSE OF HOUSING FOR EWS.

THE ENTIRE PROCESS OF PLANNING, DEVELOPMENT, CONSTRUCTION, MANAGEMENT & MAINTENANCE WOULD BE WITH THE HELP OF 6 STRONG PLANNING INSTRUMENTS: I) REDEVELOPMENT, II) RE INTENSIFICATION, III) TRANSFER OF DEVELOPMENT RIGHTS (TDR) IV) PUBLIC PRIVATE PARTNER SHIP (PPP) V) TRANSPARANCY, VI) HIGHER FAR ALONG HIGH INTESITY CORRIDOORS.

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