

# Planning Must

5

NEW DELHI

JANUARY 2011



## NEW LAND POLICY

Public Private Participation in Land Assembly, Development, Construction, Management and Maintenance



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### Preface

There is no dearth of land in the world; taking an average density of 125 persons per hect; the population of the entire world can be accommodated in small countries like UK/West Germany etc. Density of population also varies from one settlement to another. The entire system of assembly, planning, development, construction depend upon laws of the land of the area. The first land policy in Delhi "Large Scale Acquisition, Development & Disposal" came in late 50's and modified from time to time in 60's.

In the last 70 years DDA has following types of lands:



#### 1. OLD NAZUL ESTATE

1.1 **There are 24 Old Nazul Estate namely;** Pahar Ganj; Daryan Ganj (North); Darya Ganj (South), G.B. Road, B.B. Road, Bela Estate, I.P. Estate, Chirage North, Chirage South, Jhilmil Tahirpur, Southern Ridge, Naiwala, Jhandewalan, Bagh Rao Ji, Karol Bagh, Jangpura, Aliganj, Arakpur Baghmochi, Shidi Pura, Basti Raghar, Kadam Sharif, Safar Bazar (North), Sadar Bazar (South) and inside city wall. Initially areas of these colonies was 9780 hect. but later on changed.

#### 1.2 Colonies developed by Delhi Improvement Trust (DIT)

There are colonies like Kamla Nagar, Jawahar Nagar, Shakti Nagar, Najafgarh Industrial Area, Motia Khan and many others. Details are not available.

#### 1.3 Development taken place under "Large Scale Acquisition, Development & Disposal" in the last 40-50 years and in para no. 2

1.4 There is lot of area under resettlement colonies. I call them in Nazul III lands.

1.5 In Delhi there is slum lands also & is called Nazul IV lands.

## 2. SAILENT FEATURES OF DDA IN THE LAST 40 YEARS

### 2.1 GENERAL DEVELOPMENT

- i. DDA constructed only 3.5 lakhs flats in the last 40 years.
- ii. Even 1% people of Delhi were not able to get DDA flats in these years
- iii. Due to lack of housing facilities in Delhi, 10 lakh people of Delhi are dependent upon nearby states

- iv. DDA developed 2000 Co-operative House Building Societies
- v. DDA constructed only 54,000 flats in the last 40 years
- vi. Before 15 years DDA was constructing 10,000 flats every year.
- vii. In the last 10 years DDA constructed only 54,000 flats
- viii. In the last few years DDA is not able to construct even 5000 flats per year.

### 2.2 DETAILS OF CONSTRUCTED FLATS IN THE LAST 10 YEARS

Year	No. of flats	Year	No. of flats
2000-01	7302	2001-02	7859
2002-03	5521	2003-04	1676
2004-05	9896	2006-07	2000
2008-09	5238	2010	Planning of 16,000 flats

### 2.3 TOTAL AREA DEVELOPED BY DDA

- i. DDA developed 30,000 hect. of land
- ii. Construction of flats on 14670 hect. of land
- iii. Developed the societies on 2320 hect. of land
- iv. Developed Resettlement Colonies on 3600 hect. of land
- v. Developed Slum Area on 2634 hect. of land
- vi. Developed commercial activities on 4250 hect. of land
- vii. Developed Green Belt on 3600 hect. of land

## 3. BREAK UP OF AREAS GIVEN IN MPD-2021 AD AREA USED/TO BE FOR URBANIZATION

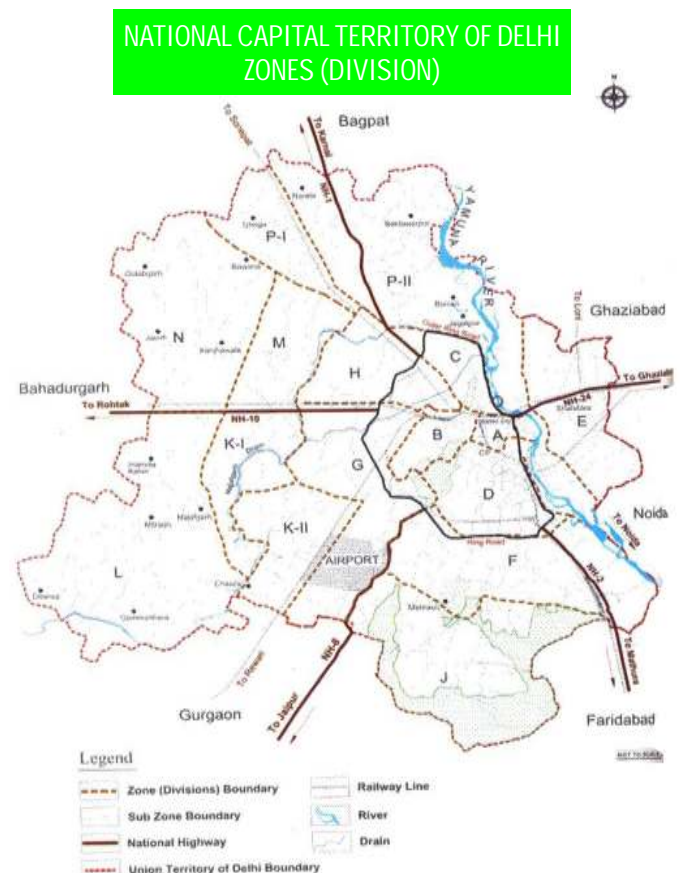
S.No.	Land Use	Area (Ha.)	% age of total Area (Ha.)
1.	Total area	148,300.00	100.00
2.	Built up area (As per IRS IC LISS III Statelite data 1999)	70162.0	47.31
3.	Natural Features (Forest, Wild Life Sanctuary, Ridge, River Yamuna and Other Water Bodies/Drains)	19509.1	13.16
4.	Sub – Total (Built-Up + Natural Features)	89671.1	60.47
5.	Balanced land available in NCT-Delhi (1-4)	58628.9	39.53

6.	Land to be kept reserved for:		
i.	Disposal of Solid Waste generated up to 2051 (sanitary landfill & statutory green belts)	10,000.0	6.74
ii.	Metro Services/Utilities e.g. power plant, grid station water and sewerage treatment plant, etc.	10,000.0	6.74
iii.	Agriculture zone in NCT Delhi including dairy farming, horticulture, greenbelts etc.	11,000.00	7.42
7.	Sub-Total-6	31,000.00	20.90
8.	<b>Proposed/Actual land available for urbanization</b>	<b>27,629.00</b>	<b>18.60</b>
9.	Total Urbanisable area 2021 (including built up area 1999) (2+8)	97790.9	65.94
10	Population, which can be accommodated in 97790.90 hect. @ 225 PPH = 220 lakh		

#### 4. DIVISIONS OF DELHI INTO DIFFERENT ZONES.

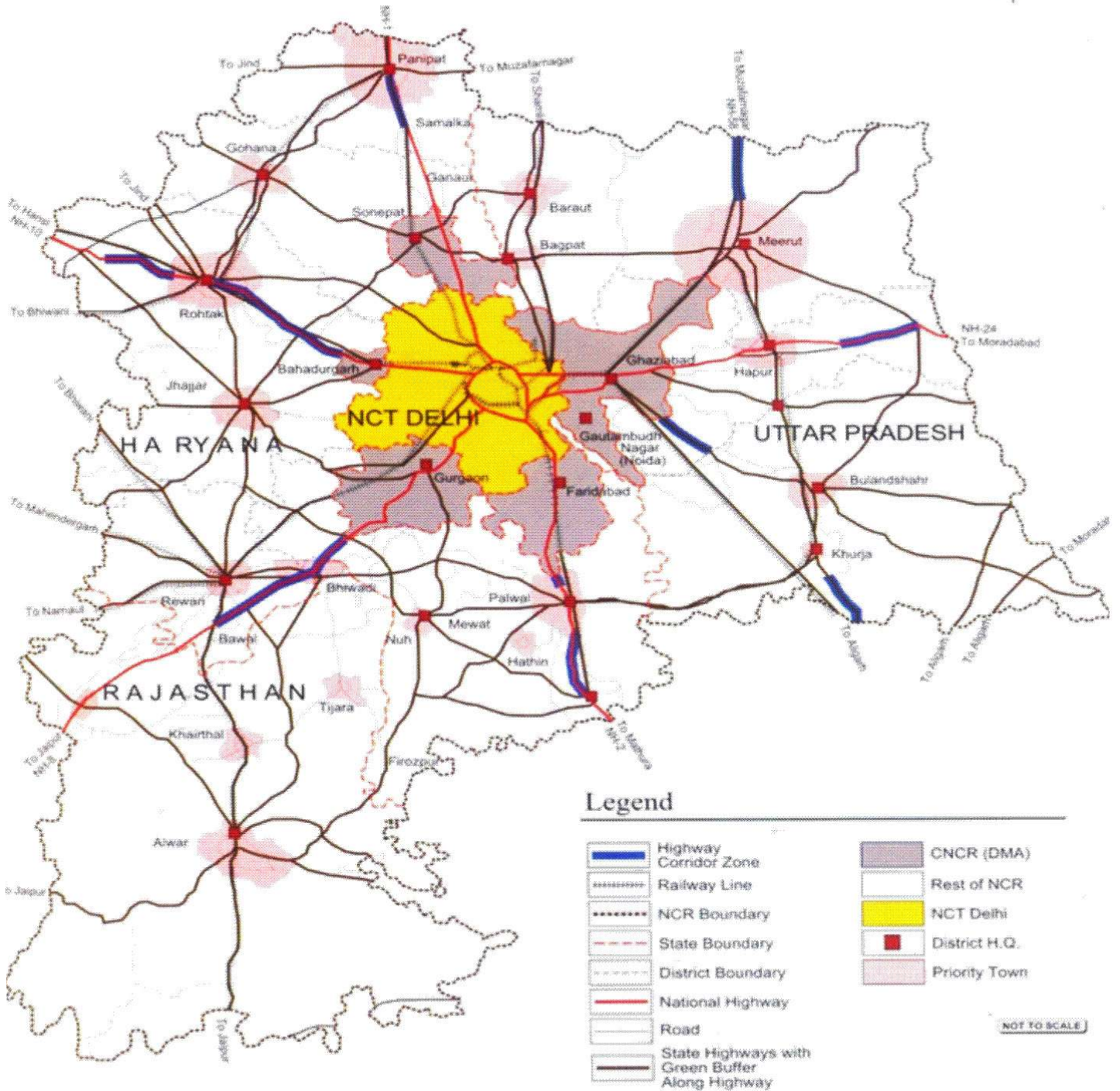
Delhi divided into 17 zones with areas break up as given under:

Delhi is in a total area of **148300 hect.** divided into 17 Zones namely (1) Zone-A – 1159 Ha.; (2) Zone-B City Extn. (Karol Bagh) – 2304 Ha.; (3) Zone-C – Civil Line – 3959 Ha.; (4) Zone-D - New Delhi – 6855 Ha.; (5) Zone-E – Trans Yamuna – 8797 Ha.; (6) Zone-F – South Delhi-I – 11958 Ha.; (7) Zone-G - West Delhi-I – 11865 Ha.; (8) Zone-H – North West Delhi-I – 5677 Ha.; (9) Zone-I – South Delhi-II – 15178 Ha.; (10) Zone-J – K1 West Delhi-II – 5782 Ha.; (11) K-II Dwarka – 6408 Ha.; (12) Zone-K – West Delhi-III – 22840 Ha.; (13) Zone-L – North West Delhi-II – 5073 Ha.; (14) Zone-M – North West Delhi-III – 13975 Ha.; (15) Zone-N – River Yamuna/River Front – 8070 Ha.; and (16) Zone-PI – Narela – 9866 Ha and (17) Zone-P-II – North Delhi – 8534 Ha.





# NATIONAL CAPITAL REGION



## 5. OUTLINES MAPS OF ARAS TO BE DEVELOPED FROM 2011-2021

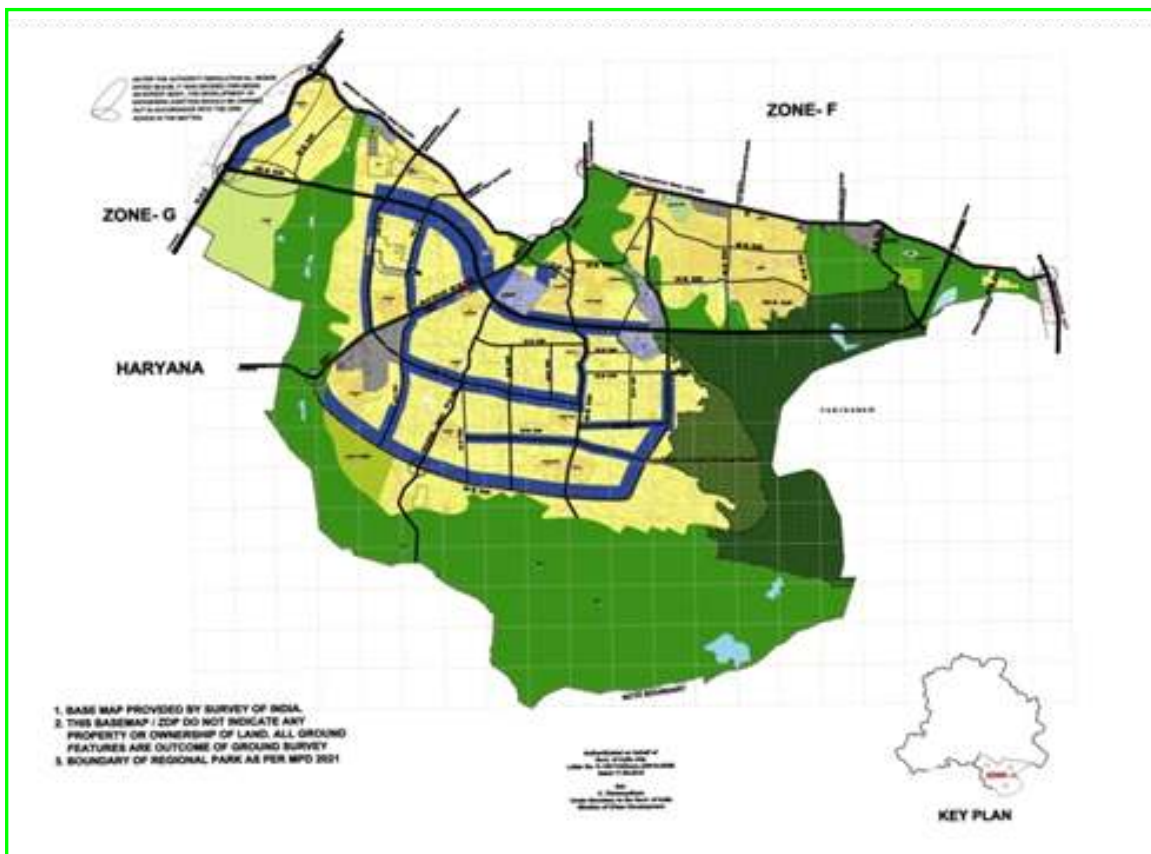
### 5.1 ZONAL DEVELOPMENT PLAN FOR ZONE-J (SOUTH DELHI-II)

- (a) Existing Population – 10 Lakhs (Approx.)  
 (Village Abadis + Unauthorised Colonies)  
 (For which facilities will put in place as per re-development plan)
- (b) Proposed Population in New Area – 10 Lakhs (Approx.)

MPD 2021 has provided for reduced standards of facilities up to Neighbourhood level for areas earmarked for redevelopment.

The proposed land use break up of urban extension area is as given below:

Land use	Area in Hect.	Percentage
Residential	4547	55
Commercial	413	5
Public & Semi Public	827	10
Govt. Offices	165	2
Use Undetermined	165	
Recreational Use	1239	15
Circulation	912	11
Total	8268	100

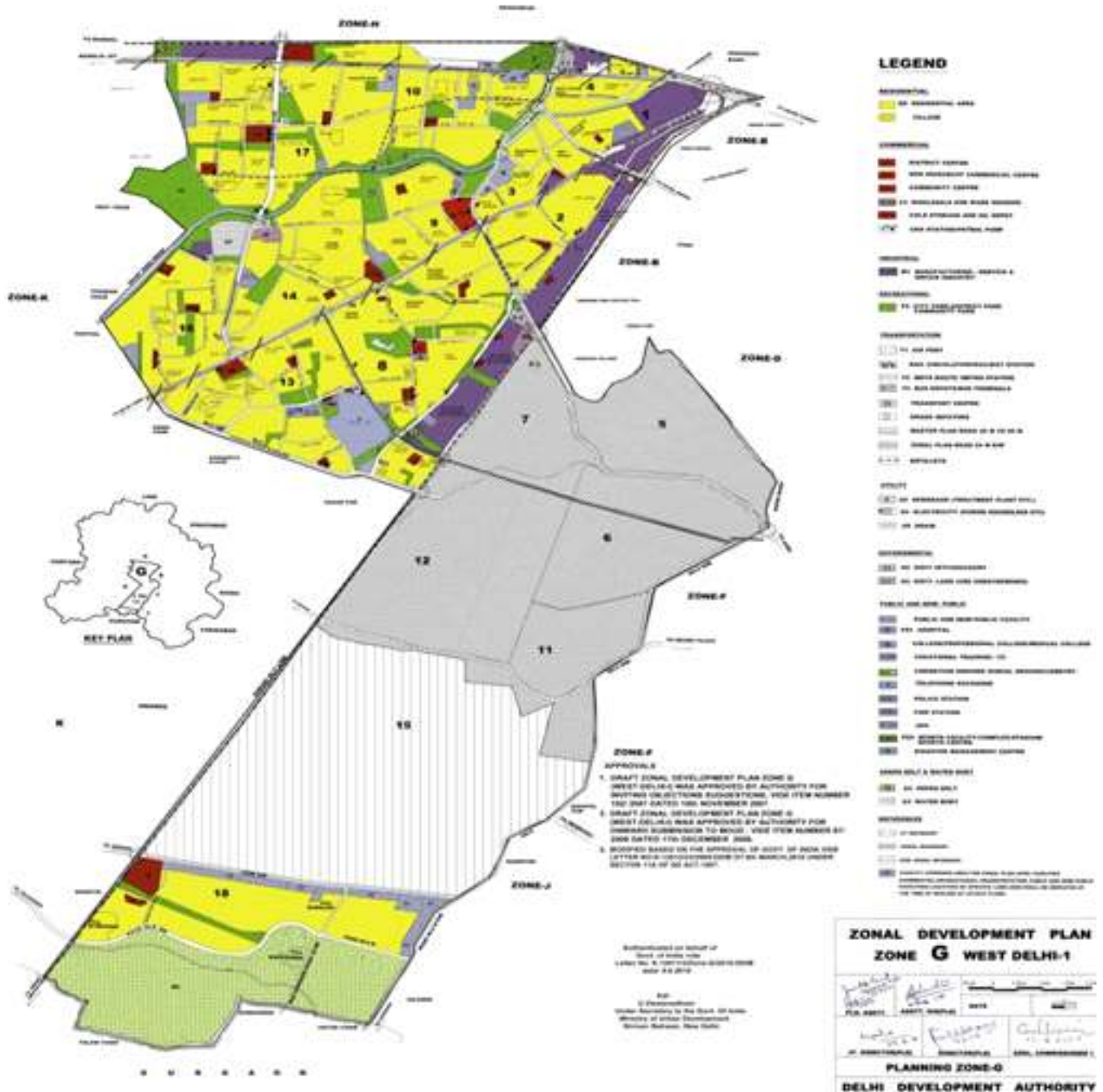


## 5.2 ZONAL DEVELOPMENT PLAN FOR ZONE-G 18 (WEST DELHI – I)

**AREA = 1475.00**

Bounded by International Airport in the North, NH-8 in the East, Delhi Haryana boundary in the South and Rewari Railway line in the West.

- (a) Green Belt – 870 Hect.
- (b) Urbanisable Areas – 870 Hect.



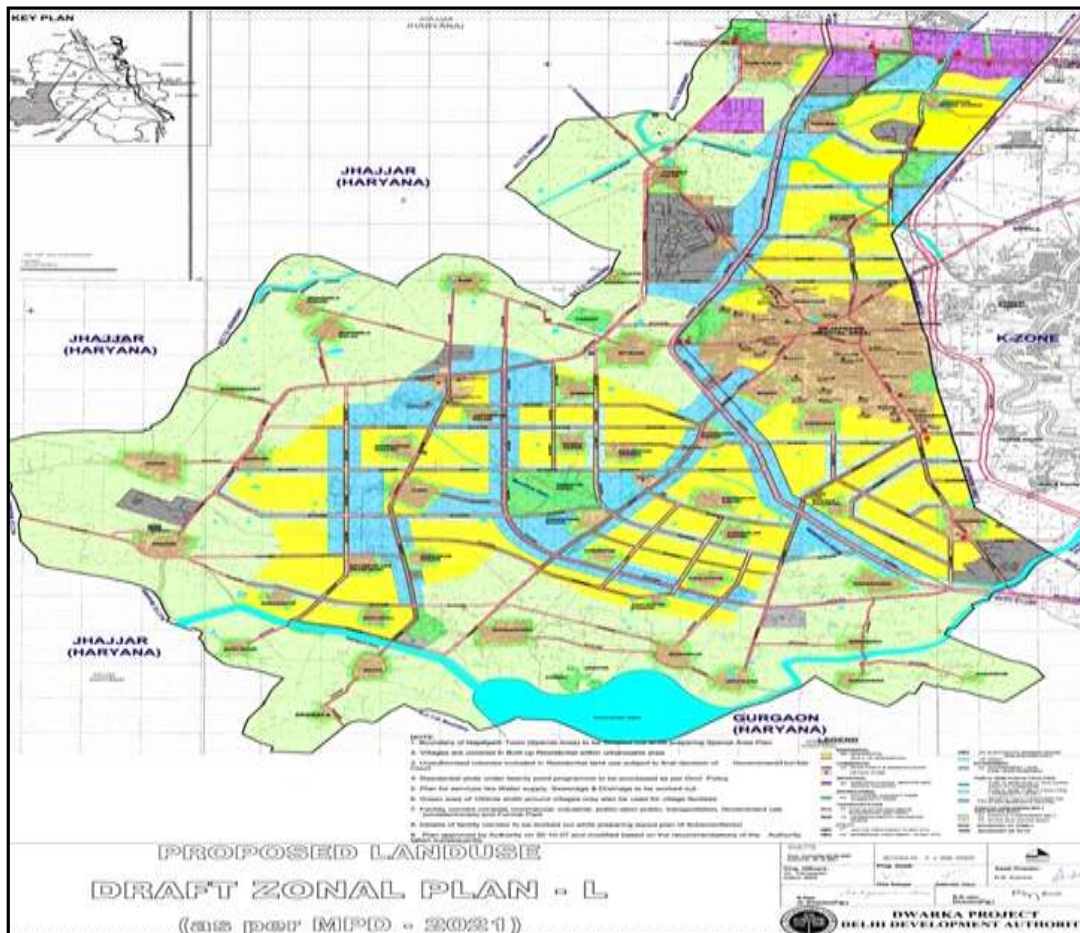


### 5.3 ZONAL DEVELOPMENT PLAN FOR ZONE-G 18 (WEST DELHI – I)

To accommodate about 20 lakh population following land use distribution has been proposed.

#### Proposed Land Use — Zone-L

Sl.No.	Land use	Area in Hect.	%age
1	Residential	5344	40.03
2	Commercial	600	5.17
3	Industrial	641	5.52
4	Public/Semi Public Facilities at City level at Community level	(1800) 1261.60 538.22	15.50
5	Govt. (Use undetermined)	658	5.67
6	Recreational	1509	13.00
7	Transport	930	8.01
8	Utilities	129	1.11
	Total	116111	100



## 5.4 ZONAL DEVELOPMENT PLAN FOR ZONE—'N' (NORTH WEST DELHI-III)

### LOCATION, BOUNDARIES AND AREA:

Mainly 'N' is situated in the North West Delhi. The area of the Zone is bounded by the following

<b>North East</b>	Western Yamuna Canal/Narela Project
<b>South</b>	Rohtak Railway Line/Zone 'L'
<b>South East</b>	Existing H.T. Line/Proposed 100 mt. wide Road boundary of Zone 'M' (Rohini Ph. IV, V)
<b>West/North West</b>	National Capital of Delhi/Haryana State Boundary

The total area of the Zonal Plan is	13975.00 Hect.
Existing Bawana Udyog Nagar	606.90 Hect.
Peripheral green belt	4305.00 Hect.
Net urbanisable area	9063.10 Hect.

### Break up of Urbanized (9670 hect.) Area

Land Use	Area in Hect.	Percentage
Residential	4704.00	48.64
Commercial	415.40	4.30
Industrial	989.90	10.23
Recreational	1789.86	18.50
PSP	796.62	8.23
Transportation	974.22	10.10
<b>Total</b>	<b>9670.00</b>	<b>100%</b>



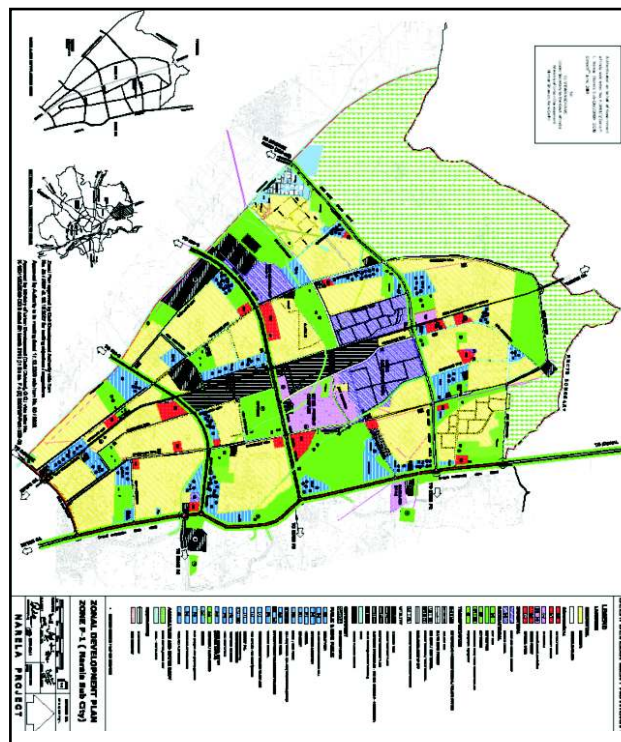


## 5.5 ZONAL DEVELOPMENT PLAN FOR ZONE- 'P-I' (NARELA SUB-CITY)

P-1 zone is located in the North-West of NCTD and the boundaries area as under:

North	NCTD Boundary
South	Boundaries of Sub-Zones C and H
East	G.T. Karnal Road (NH-1)
West	Western Yamuna Canal

Sl.No.	Land use	Area in Hect. As per ZDP P-1, MPD-2021	Proposed %age
1	Residential	3164	42.95
2	Commercial	391	5.31
3	PSP Facilities	603.6	8.2
4	Manufacturing	477	6.48
5	Utility	337.5	4.58
6	Government	16	0.22
7	Recreational	1290.9	17.53
8	Transportation	1085	14.73
		<b>7365</b>	<b>100</b>



## 5.6 ZONAL DEVELOPMENT PLAN FOR ZONE—'P-II' (NORTH DELHI)

### MPD-2021 PROVISIONS

#### POPULATION

The urban extension areas are proposed to be planned with an overall city level density of 250-300 persons per Ha. Hence Zone P-II is estimated to have a proposed population of 19 lakhs including existing settlements.

<b>LAND USE PLAN</b>	
Total area	8194 Ha.
Area under green belt	1924 Ha.
Proposed urbanizable area	6270 Ha.
Proposed Land use break up	

Land use	Area in Hect.	Percentage
Residential	3293	52.53
Commercial	299	4.77
Public & Semi Public	598	9.54
Industrial	216	3.44
Government	40	0.64
Recreational	807	12.87
Transportation	751	11.97
Utility	266	4.24
Total	6270	100







- 6.3 Entire Trunk Infrastructure i.e. roads of 30M and above; Trunk Water lines including Water Treatment Plants; Trunk Sewer line including Sewage Disposal Plant; Trunk Drainage should be demarcated on the site and inform to the Public and nobody should construct any structure under these alignment.
- 6.4 External development charges which should be heavily subsidized by the Govt. may be only Rs.100/- per sq.m.
- 6.5 Peripheral and internal development will be done by the beneficiaries with their own expenditure .
- 6.6 Land to be handed over back should be between 40-50% and not more as given in the item which is as under:

Category of land assembly	Surrendered to the Govt.
40 Ha and above	45%
20 Ha to 40 Ha	45%
10 Ha to 20 Ha	75%
3 Ha to 10 Ha	85%

- 6.7 While planning of an area / pocket, maximum attention may be given to environmental consideration i.e. without cutting trees, noise level of the Airport. For all such plans 'NOC' should be taken from the Ministry of Environment.

# POLICY ON FARM HOUSES IN DELHI



## 1. PROPOSALS AS GIVEN BY DDA

It is seen from the statement sent by Municipal Corporation of Delhi that there are Farm Houses with a built up area much beyond the sanctioned area and also there are Farm Houses which have been constructed without any sanction. In order to regularize the unauthorized construction in the already existing farm houses which are not presently in the ambit of MPD-2021 provision, the proposal has been formulated by way of modification in the MPD-2021 & stipulating guidelines for their regularization. In case of un-sanctioned farm houses, these would have to conform to the basic parameters as laid out in Master Plan to qualify for regularization along with payment of additional penalty for regularization.

### 1.1 POLICY FOR REGULARIZATION OF EXISTING FARM HOUSES

1.1.1 Existing farm houses that have come up prior to 7.2.2007 shall be regularized as Country Homes (CH), as per the guidelines given below:

- |    |                               |   |  |
|----|-------------------------------|---|--|
| A  | Use premises<br>Country Homes | Definition<br>Existing farm houses<br>with dwelling house<br>regularized as per<br>policy   | Use/Use Activities Permitted<br>Country Homes, Service<br>Personnel residence, watch and<br>ward residence |
| B  | Permissibility:               | Country Homes (CH) shall be permitted in all use zone except:<br>i. In notified or reserved forest area/Regional Park<br>However, the sanctioned farm houses prior to<br>01.08.1990 in Regional Park shall be considered.<br>ii. In area of right of way of infrastructure such as<br>existing/proposed railway line/Master Plan roads,<br>major trunk water supply and sewage lines, HT Lines<br>and other essential infrastructure.<br>iii. If it violates the provisions of the Ancient Monuments<br>and Archaeological Remains Act, 1958 amended from<br>time to time.<br>iv. In cases where there is a court order for<br>eviction/vacation of premises. |  |
| C. | Other Conditions              | i. Subdivision of plot shall not be permitted<br>ii. Existing farm houses shall be allowed to be regularized as Country Homes<br>with following development control norms:<br>(a) Size of the Plot (for unsanctioned Farm Houses) : As per the Master Plan<br>(1962 & the Modifications thereafter)<br>(b) Max. FAR on total plot : 20, subject to max. of 2000<br>sqm built up area<br>(c) Max. Ground Coverage on total Plot : 10%<br>(d) Green Area : 60%<br>(e) Soft parking : 30%<br>(f) Max. height : 12mt.<br>(g) setbacks : 15m in front and 9m on all<br>sides.  |  |

- h. Every part of the building, including the basement will be counted in FAR
- i. External Development Charges (EDC) / Betterment levy/additional FAR charges as applicable shall be payable as decided by the Government of India.
- j. Minimum width of road in front shall be 18m for regularization of un-sanctioned farm houses.
- k. Constructions beyond 20 FAR or 2000 sqm. shall be considered unauthorized and would be liable for sealing/demolition.

iii. Penalty for regularization of construction shall be as under:

S.No.	Existing constructions In FAR	Penalty for construction beyond sanction	Additional penalty for construction without sanction
1.	Up to 5	No charges	Rs 2X* / sqmt
2.	5 to 10	Rs X* / sqmt.	Rs 4X* / sqmt
3.	10 to 15	Rs 2X*/sqmt.	Rs 8X* /sqmt
4.	15 to 20	Rs 4X* / sqmt.	Rs 16X*/sqmt

- iv. The undeveloped vacant land pockets of minimum 0.4 ha. (4000 sqm) falling within the cluster of country homes could also be regularized as country homes with a max. 10 FAR subject to max. built area as 400 sqm., with max. ground coverage 5% and max. height 9mt. by the Local Body by preparing Local Area Plans/Layout Plans in consultation with residents welfare association/stake holders. Local body to also ensure provisions of essential utilities and facilities in these clusters with requisite charges.
- v. This one time amnesty could be availed by the owner within 90 days of the notification of the policy and rates/charges payable for regularization (\*'X' to be decided by MOUD for various use zones/area).