



SYSTEM OF PRESENT AND PAST



R.G. GUPTA
POLICY/CITY PLANNER

PLANS OF DELHI

By DDA



After the partition of the Country **Pt. Jawaharlal Nehru, the then Prime Minister, inspected Walled City of Delhi specially Ajmeri Gate, area facing Ram Leela Ground from where speeches to the public were made.**
He faced a lot of problems and took a decision to work on the preparation of Master Plan, which was started in 1955. For this, data was collected and maps were prepared. Names of some of them are as under :

Maps of Greater Delhi prepared by Town Planning Organisation , Ministry of Health-1956:

- 1 Historical Growth
- 2 Generalized existing land use
- 3 Residential areas
- 4 Major work and commercial areas
- 5 Redevelopment areas.
- 6 Educational Institutions (Primary, Middle, High Schools, Higher Secondary Schools, Professional & Degree College, Technical and Special Institutions)
- 7 Parks, Open, spaces, and Historical Monuments
- 8 Public utilities
- 9 Population distribution and trends.
- 10 Existing Major Regional and other Circulation Pattern
- 11 Public Transit and Night and Day population
- 12 Interim General Plan
- 13 Land use plan of Walled City of Delhi.

Based on this experience, an Act was drafted by the name of "Delhi Development Act" which came into force in December, 1957. This Act is such that nothing is left from its preview of Planning, Development and Construction.

This is a misfortune that we, the Administrators and Planners, did not interpret in correct perspective resulting incompleteness of plans and non-fulfilment of the aim of the Act i.e proper development of Delhi. In these pages this has been highlighted, and pointed out that Planning, Development, Construction, Coordination, Integration, Evaluation and Monitoring done by DDA should be as per Act.

1 AS PER LAW; DDA AT PRESENT IS

1.1 Section-6; Objects of the Authority

The objects of the Authority shall be to promote and secure the development of Delhi according to plan and for that purpose the Authority shall have the power to acquire, hold, manage and

R. G. Gupta (M: 09811018374) City / Policy Planner
UPS Campus, Block-A, Preet Vihar, Delhi-92
Email: ram_gopal_gupta@yahoo.co.in
web : www.rgplan.org ; blog. www.ramgopalgupta.blog.com

dispose of land and other property, to carry out building, engineering, mining and other operations, to execute works in connection with supply of water and electricity, disposal of sewage and other services and amenities and generally to do anything necessary or expedient for purposes of such development and for purposes incidental there to:

Provided that save as provided in this Act, nothing contained in this Act shall be construed as authorizing the disregard by the Authority of any law for the time being in force.

These 117 words are such that DDA is fully in-charge of (i) Planning, (ii) Development, (iii) Construction, (iv) Coordination, (v) Integration, (vi) Evaluation and (vii) Monitoring, irrespective of land use (i) Residential, (ii) Commercial, (iii) Industrial, (iv) Recreational, (v) Transportation, (vi) Utility, (vii) Govt., (viii) Public and Semi public facilities and (ix) Agriculture / Green Belt and water bodies; irrespective of (i) Areas of DDA, (ii) Areas of MCD, (iii) Areas of NDMC, (iv) Areas of Cantonment Board, (v) Areas of Airport and (vi) Areas under River.

1.2 Since 1957 to 1979 DDA did not interpret it in the correct perspective therefore MOUD wrote to DDA vide letter dated 2nd January 1979 to follow section 6 of the Act and clarify in the following 8 clauses.

- (a) Preparation, monitoring, review and implementation of the Master Plan;
- (b) Enforcement of land use controls as envisaged in the Delhi Development Act;
- (c) The acquisition and development of land for various activities including residential sites required for EWS, with a view to ensuring the planned development of Delhi;
- (d) Making developed lands available to various agencies both in the public, co-operative and private sectors for house building activities;

- (e) The promotion of a sufficiently dynamic housing programme to ensure that directly and with the assistance of other agencies DDA caters to the growing housing needs of the city;
- (f) Development of commercial and ancillary centres of work which would ensure the fulfillment of the objectives of the Master Plan; and
- (g) In exercise of its role as custodian of the Master Plan, the DDA has necessarily to coordinate the activities of other specialized agencies such as DESU, MCD, CPWD, Delhi Govt. etc. who are also concerned with the planned development of Delhi.

This was sent to DDA about 3 decades back, but so far it had not tried to implement it.

1.3 Section-7; Civic survey of, and master plan for, Delhi

- (1) The Authority shall, as soon as may be, carry out a civic survey of, and prepare a master plan for, Delhi.
- (2) The master plan shall –
 - (a) Define the various zones into which Delhi may be divided for the purposes of development and indicate the manner in which the land in each zone is proposed to be used (whether by the carrying out thereon of development or otherwise) and the stages by which any such development shall be carried out; and
 - (b) Serve as a basic pattern of framework within which the zonal development plans of the various zones may be prepared.

Civic survey includes

- | | |
|-------------|--|
| 1 Physical, | 4 Ecological and |
| 2 Social, | 5 Emergency surveys of the Society at large. |
| 3 Economic, | |

2 WHAT SHOULD BE DONE DDA SO THAT THE ENTIRE NCTD IS DEVELOPED PROPERLY AND IN TIME ?

DDA should be In-charge of "Planning of (i) Macro, (ii) Meso & (iii) Micro levels" of (i) Infrastructure, and (ii) Land Use of entire Delhi irrespective of areas under (i) DDA, (ii) Delhi Govt., (iii) MCD, (iv) NDMC, (v) Cantonment Board and (vi) other Govt. Depts. and policies (land, finance and land use)

Besides above Planning also includes (i) Re-planning, (ii) Re-development, (iii) Re-construction, (iv) Re-management, (v) Re-maintenance and (i) Coordination, (ii) Integration, (iii) Evaluation and (iv) Monitoring

It is made clear that other bodies namely: (i) Delhi Govt. including Jal Board, BSES; (ii) MCD; (iii) NDMC; (iv) Cantonment Board; (v) Railways; (vi) Other Govt. departments; (vii) Cooperative Societies; (viii) Trusts; (ix) Public at large, will work independently but under the supervision and control of DDA.

If Common-Wealth Games would have been under the overall control and supervision of DDA then so many cases of corruption would not have occurred.

3 OUTLINE DETAILS OF THE FOLLOWING TERMS.

3.1 INFRASTRUCTURE

1. **INFRASTRUCTURE:** (35 types) includes the followings:

- (a) **Physical Infrastructure** (7) : (i) Water, (ii) Sewer, (iii) Drainage, (iv) Power, (v) Solid Waste Management, (vi) Power, (vii) Tele-communication.
- (b) **Circulation Infrastructure** (8) : (i) Roads of 30M & above, (ii) ROB/RUB, Cloverleaf, (iii) Bus Rapid Transit System (BRTS), (iv) Railways (Regional & Ring), (v) Metro, (vi) Mono rail, (vii) Cycle tracks, (viii) foot paths.
- (c) **Social Infrastructure** (7) : (i) Health, (ii) Education, (iii) Security, (iv) Safety, (v) Justice, (vi) Recreational & (vii) Shelter.
- (d) **Ecological Infrastructure** (5) : To stop & control (i) water, (ii) air, (iii) noise & (iv) soil pollution and to keep control on (v) global warming
- (e) **Economic Infrastructure** (4) : (i) Large Commercial centres, Community Shopping Centre, Local Shopping Centre, (ii) Wholesale markets, (iii) Govt., Semi Govt., Corporate and Private Offices, (iv) Industrial areas of different types.
- (f) **Emergency Infrastructure** (4) : (i) Earthquake, (ii) Draught, (iii) Floods, (iv) Tsunami etc.

3.2 LAND USE (38 types includes the followings)

3.2.1 Land use and policy concerning to NCTD with NCR

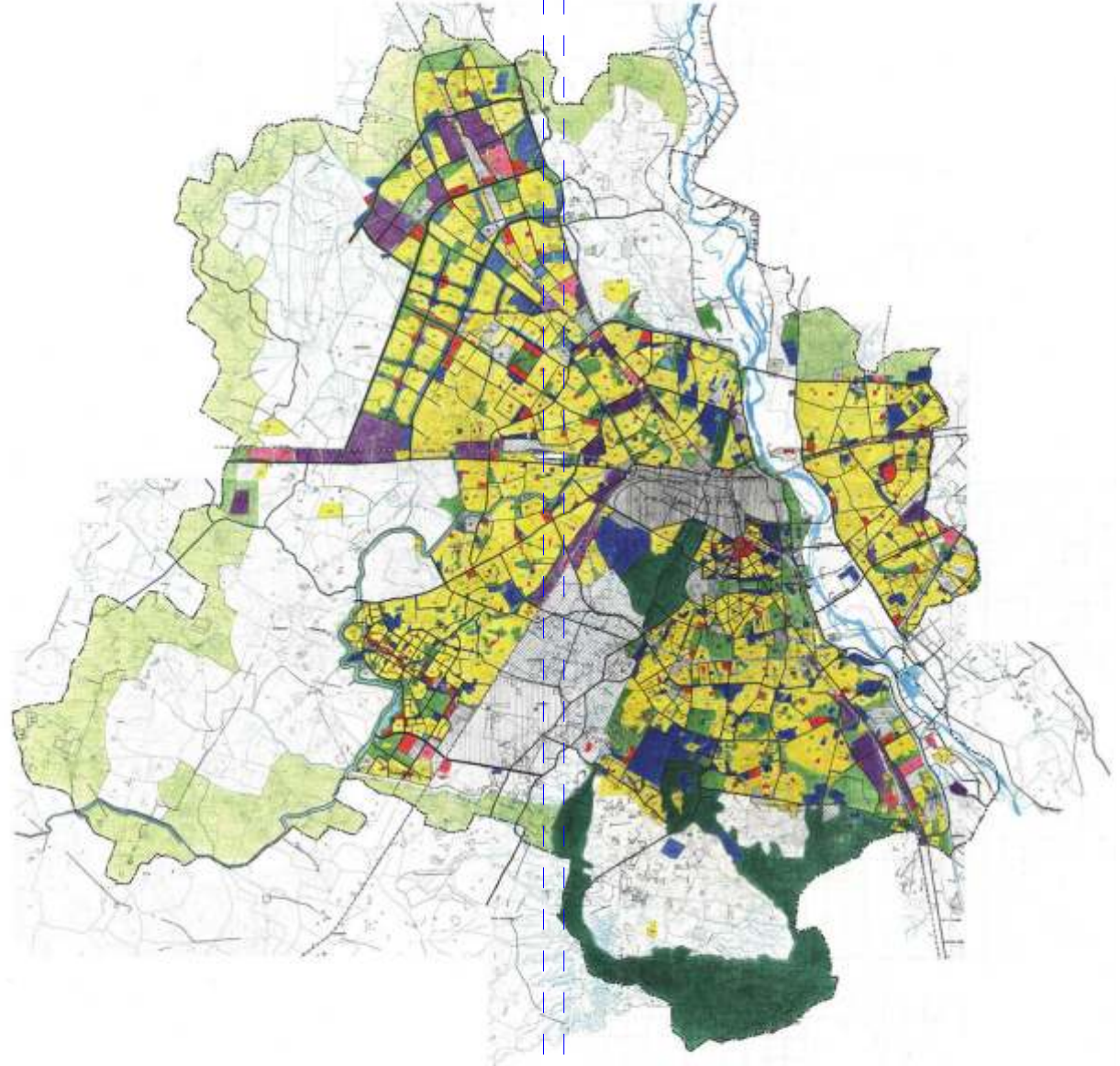
3.2.2 NCTD

- 1 **Residential** (2)
 - (i) Residential Area, (ii) Foreign Mission
- 2 **Commercial (Retail & Wholesale)** (7)
 - (i) Retail Shopping, General Business and Commerce, (ii) District Centre, (iii) Community Centre, (iv) Non-Hierarchical Commercial Centre, (v) Wholesale & Warehousing, (vi) Cold Storage & Oil Depots and (vii) Hotels

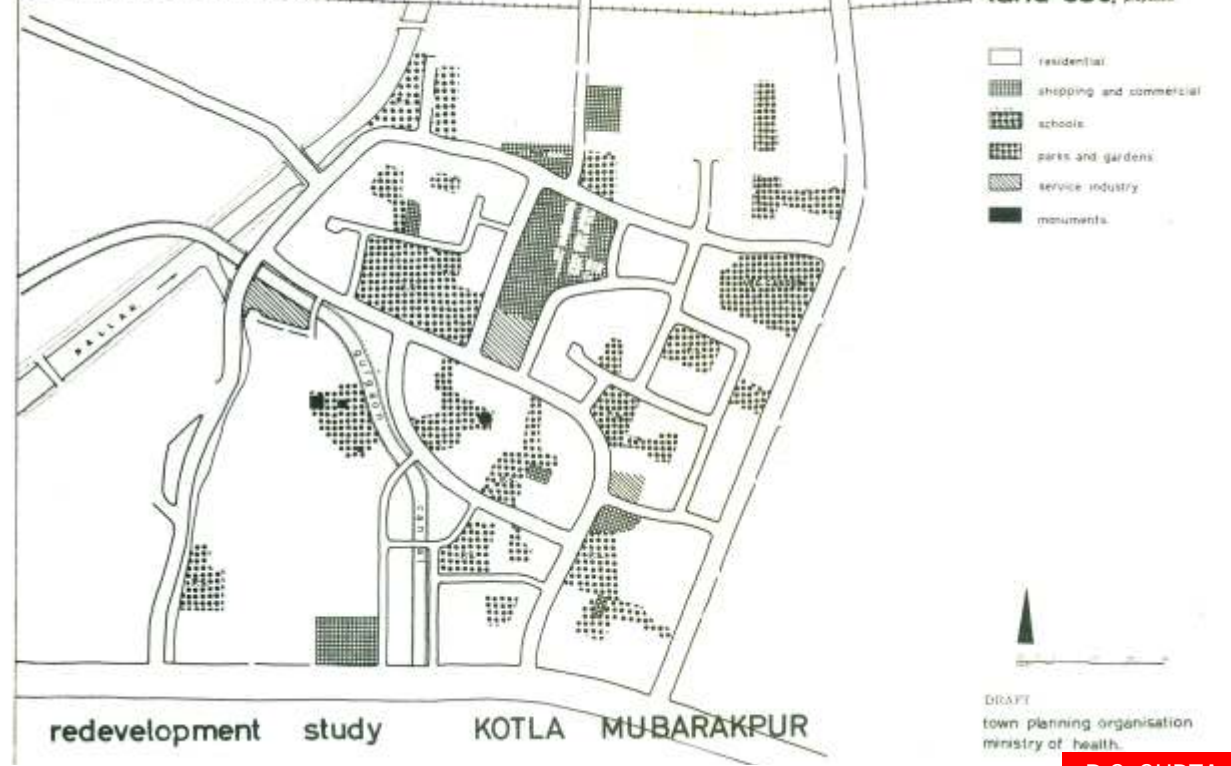
- 3 **Industrial** (3)
 - (i) Manufacturing, Service and Repair Industry
- 4 **Recreational** (3)
 - (i) Regional Park, (ii) City Park, District Park, Community Park, (iii) Historical Monuments
- 5 **Transportation** (3)
 - (i) Airport, (ii) Terminal / Depot-Rail / MRTS / Bus / Truck, (iii) Circulation – Rail/MRETS / Road
- 6 **Utility** (5)
 - (i) Water (Treatment Plant etc.), (ii) Sewerage (Treatment Plant etc.), (iii) Electricity (Power House Sub-Station etc.), (iv) Solid Waste (Sanitary Landfill etc.), (v) Drain
- 7 **Government** (4)
 - (i) President Estate and Parliament

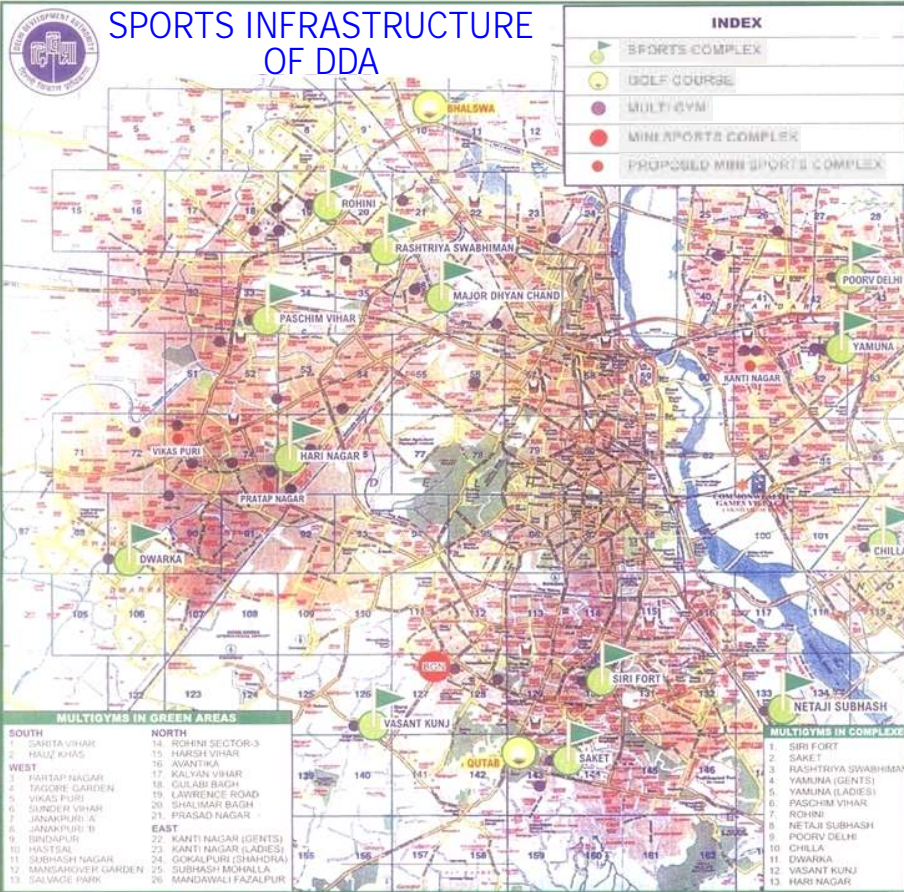
- 8 **Public and Semi Public Facilities** (8)
 - House, (ii) Government Office/Courts, (iii) Government land (Use undetermined), (iv) Private Office
 - (i) Hospital, (ii) Education and Research University/ University Centre, College, (iii) Social- Cultural, Socio- Cultural Complex / Centre, (iv) Police / Police Headquarter / Police Lines, Fire Stations, (v) Religious, (vi) Burial Ground / Cremation, (vii) Transmission Site / Centre, (viii) Sports facilities / complex / stadium / sports centre
- 9 **Agricultural /Green Belt and Water Body** (3)
 - (i) Plant Nursery, (ii) Agriculture / Green Belt, (iii) River and Water Body.

MASTER PLAN FOR DELHI 2021

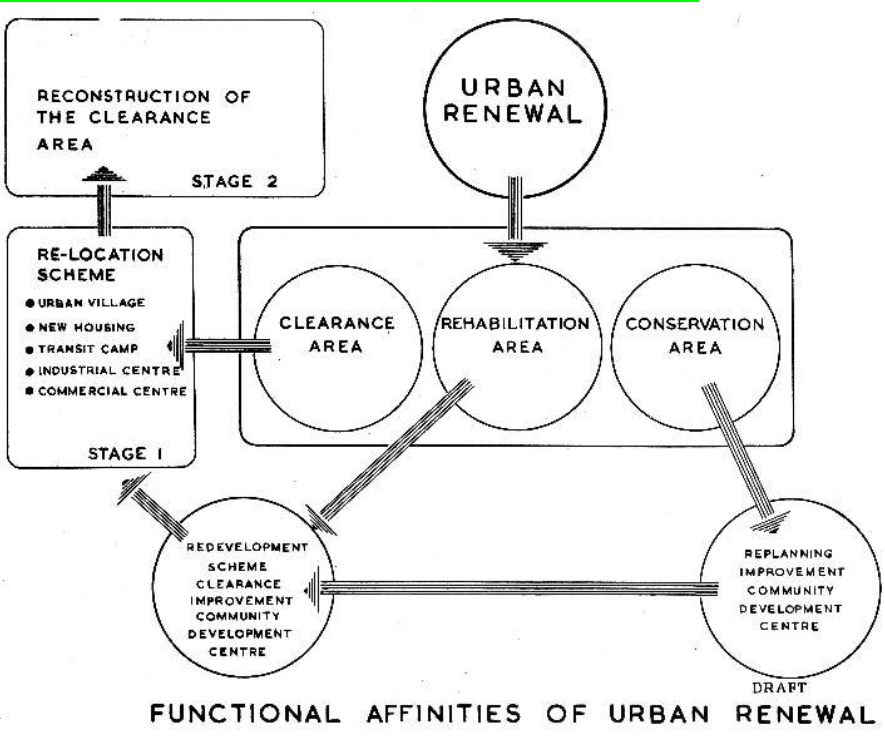


REDEVELOPMENT STUDY KOTLA MUBARKPUR





FUNCTIONAL AFFINITIES OF URBAN RENEWAL



4 DELHI METRO PHASE III
Yamuna Vihar – Mukandpur Corridor to be longest at 55.9 km.



Corridor 1 : 56 km. Yamuna Vihar-Mukandpur (longest line once completed)
Major Stations : Mukandpur-Rajouri Garden (Interchange station) – Dhaula Kuan-Anand Vihar (Interchange station) – Yamuna Vihar

Corridor 2 : 33 km. Kalindi Kunj-Janakpuri (W)
Major stations : Janakpuri (West)-Munirka-Kalkaji (Interchange station)-Kalindi Kunj).
The line expected to extend to Noida (Botanical Garden) thereafter.

Corridor 3 : 9.7 km. C Sec. – Kashmere Gate
Major stations : CTST-Mandi House (Interchange station)-ITO-Delhi Gate-Kashmere Gate (Interchange station)-Basically extension of line 6 (C Sec.-Badarpur)

Corridor 4 : 5.4 km. Jahangirpuri-Badli
Major stations : Jahangirpuri-Badli Extension of line 2 (Jahangirpuri-HUDA City centre)

5 BRT – Long term plan of March, 2008 of Delhi Govt. to have 26 corridors of BRT names given under:

(1) Nandnagari – Wazirabad; (2) Punjabi Bagh – Ranhola; (3) Ranhola – Shyam Park; (4) Mathura Road – Kalindi Kunj; (5) Andheria Mor – Dera Mandi; (6) Andheria Mor – Fatehpur Beri; (7) GTB Nagar – Bakhtawarpur; (8) Bakhtawarpur – Narela; (9) Sanoth –Khera Khurd; (10) Najafgarh – Ibrahimpur; (11) Kanjhawala – Bawana; (12) Mundka –Puth Khurd; (13) Najafgarh – Rajokri; (14) Najafgarh – Khaira; (15) Najafgarh – Gopal Nagar; (16) Palam Rly. Station – NH-8; (17) Netaji Subhas Institute of Technology, Dwarka – Dabri Mor; (18) Sankaracharya Chowk – Palam Airport; (19) Chhawal – Dabri Mor; (20) Budh Vihar – Kanjhawala (21) Kondli – Gokulpuri; (22) Moolchand – Jahangirpuri; (23) Shastri Park – Karawalnagar; (24) Jamia Millia –

COMMONWEALTH GAMES-2010

DDA Venues

- Games Village**: Adjacent to Akshardham Temple
- Competition Venues**:
 - Siri Fort Sports Complex – Badminton and Squash
 - Yamuna Sports Complex – T. T., Archery (Preliminaries)
- Training Venues**:
 - Games Village – Athletics, Swimming, Wrestling, Weight Lifting and Fitness Centre
 - Siri Fort Sports Complex – Swimming, Squash, Badminton and Tennis
 - Yamuna Sports Complex – Swimming, T. T., Rhythmic Gymnastics, Lawn Bowls, Archery and Hockey
 - Saket Sports Complex – Badminton

Other Venues

- Jawahar Lal Nehru Stadium – Opening and Closing Ceremonies, Athletics, Weight Lifting and Lawn Bowls
- Thyagaraj Sports Complex – Netball
- Major Dhyanchand National Stadium – Hockey
- Indira Gandhi Indoor Stadium – Cycling, Gymnastics and Wrestling
- Karni Singh Shooting Range – Shooting
- Talkatora Indoor Stadium – Boxing
- Delhi University – Rugby 7s
- R. K. Khanna Tennis Complex – Tennis
- SPM Swimming Pool Complex – Aquatics
- India Gate – Archery (Finals)



ROAD SYSTEM

1 WESTERN & EASTERN EXPRESSWAY

1.1 Kundli-Manesar-Palwal Expressway (At the Regional level)
It starts from NH-1, cutting across NH-10 then NH-8 and then NH-2. Total length of this corridor is 136 km. There is a proposal to develop of 13 theme cities along with Kundli Expressway. This will control population of Delhi up to some extent.

1.2 Kundli-Dasna-Palwal Expressway (Eastern side) at the Regional Level
This will start from Kundli (Haryana) at the junction of NH-1; Mavikala (on the road) from Delhi to Baghpat; Duhai on NH-58 (from Delhi to Meerut); Dasna (from Delhi to Hapur on NH-24); Beel Akbarpur (on NH-91) from Ghaziabad to Sikandrabad; Bridge on River Yamuna and Palwal on NH-2.
This Expressway will connect Sonapat in Haryana, Baghpat in U.P., Ghaziabad and Gautam Budh Nagar in U.P. It will cross River Hindon; Dasna on NH-24; Sikandrabad and Jewar. It needs construction of two bridges on River Yamuna and one on River Hindon.
Cost of this is Rs. 2700 crore and in a total length of 135 km. Progress of planning, development and construction is very very slow.

2 NEW BYPASSES IN DELHI TO DECONGEST IT INVOLVING NATIONAL HIGHWAYS NO. 1, 2, 8, 10.

- (i) UER-I will connect Wazirabad bypass to NH-1, 10 and 8 and will be 57.24 km. long.
 - (ii) UER-II will connect Wazirabad bypass to NH-1, 10, 8 and 2 and will be 73.7 km. long
 - (iii) UER-III will provide connectivity from Wazirabad to NH-1 and 10 and will be 20.8 km. long
- Total 151.74 km.**

3 HIGH ROAD TO RELIEF

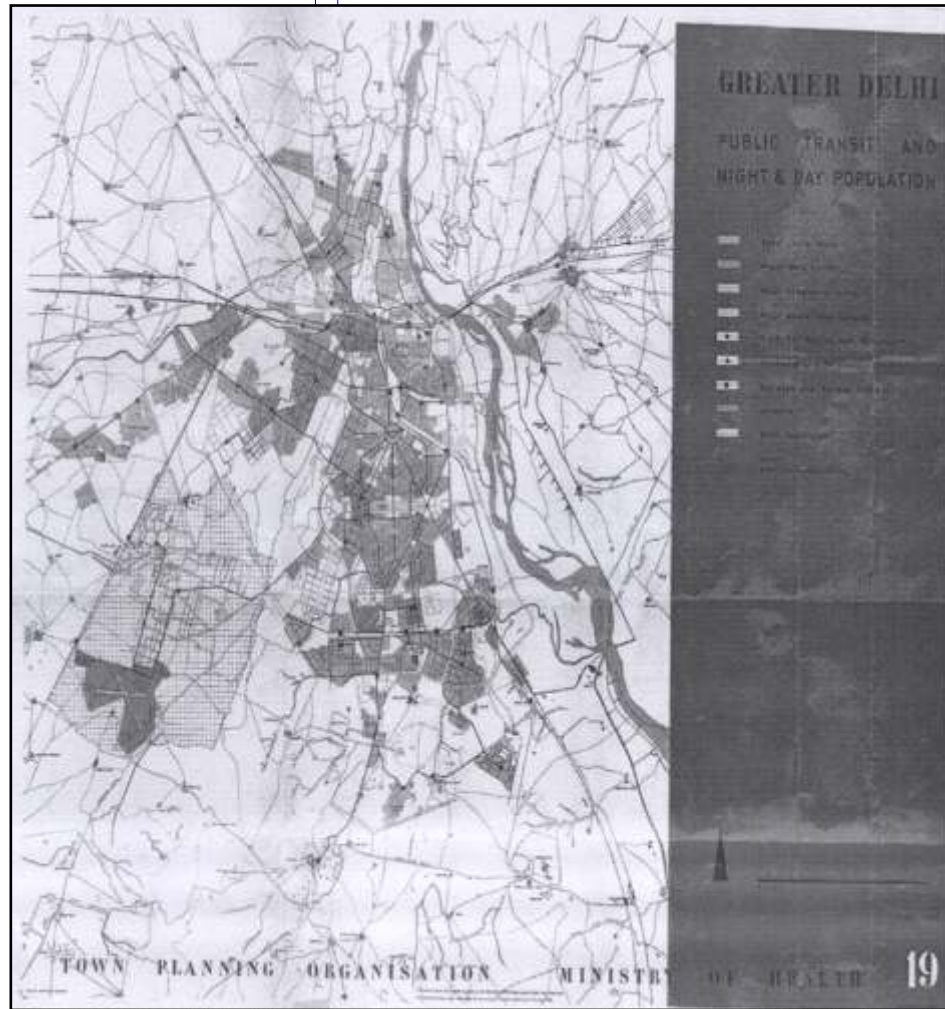
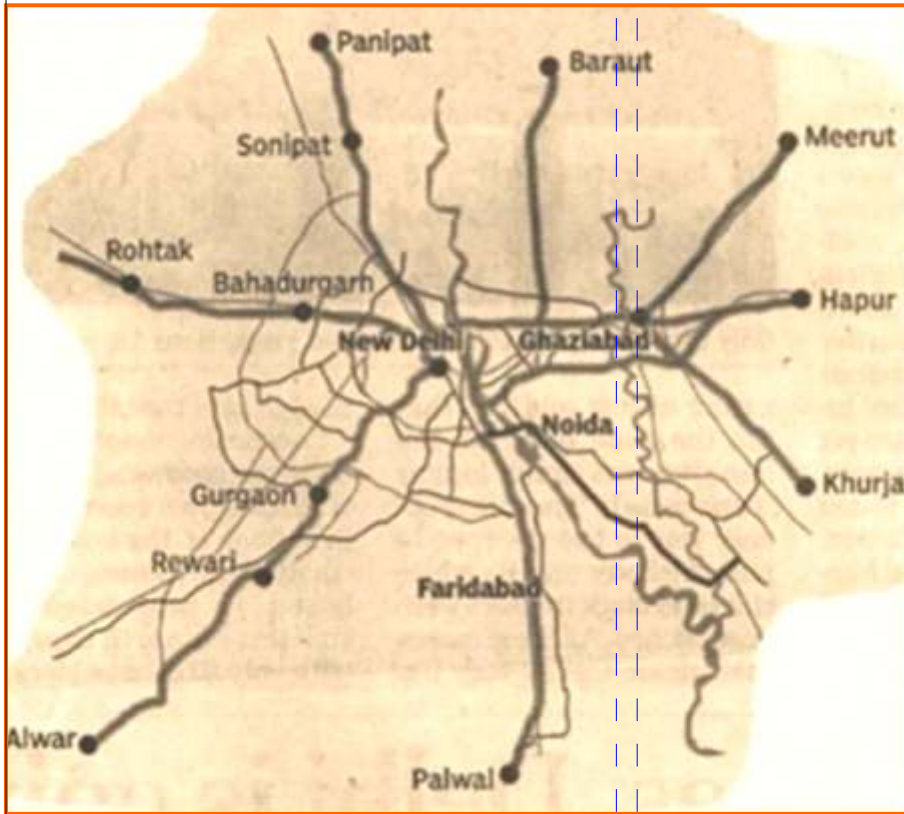
It's part of 42.5 km. (6.3+7.4+27.0) long NH-2 bypass proposed to be constructed by Delhi & Haryana Govt.

- (i) From Maharani Bagh to Kalindi Kunj (6.3 km.)
- (ii) From Kalindi Kunj to Badarpur (7.4 km.)
- (iii) From Badarpur to Faridabad (27 km.)

HIGH ROAD TO RELIEF



6 Eight Railways Corridor for fast trains at the speed of 100 km. per hour from Delhi to (i) Meerut, (ii) Hapur, (iii) Khurja, (iv) Palwal, (v) Alwar, (vi) Rohtak, (vii) Panipat and (viii) Baraut



EXAMPLE OF PHATAK HABUS KHAN TAKEN FROM ZONAL PLAN PREPARED IN 1970'S

Phatak Habash Khan is one of the areas of walled city with concentration of wholesale & retail business in commodities namely: food-grain, dry fruits, spices, pulses, chemicals, cloth, automobiles spares, tyres and tubes etc. The business, since decades, is conducted on extremely congested, poor roads & streets with hundreds of problems. There is practically no parking areas with people circulation system. Streets and roads are of varying widths and shapes.

Pathak Habas Khan (A-19) bounded by Princes Road in the North, Khari Baoli Road in the East, Naya Bazar Road in the South and H.C. Sen Marg in the West. This is most typical Sub Zone consisting of all types of retail & wholesale trade mostly - Cloth, Dry fruits, spices & herbs, Old motor parts & machinery, Iron & steel, Foodgrains, Iron scrape & junk, Vegetables & fruits, Timber, Hosiery, Furs, skins & wools, Hardware, Bicycles, tyres & tubes, Fodder & Glass sheets and others.

Average number of person per firm in each trade (1970 dated)

The number of persons engaged per firm in various types of trades varies from 5 persons to as high as 125 persons, as per the information collected in 1969.

The table given below shows the average number of persons in various trades:

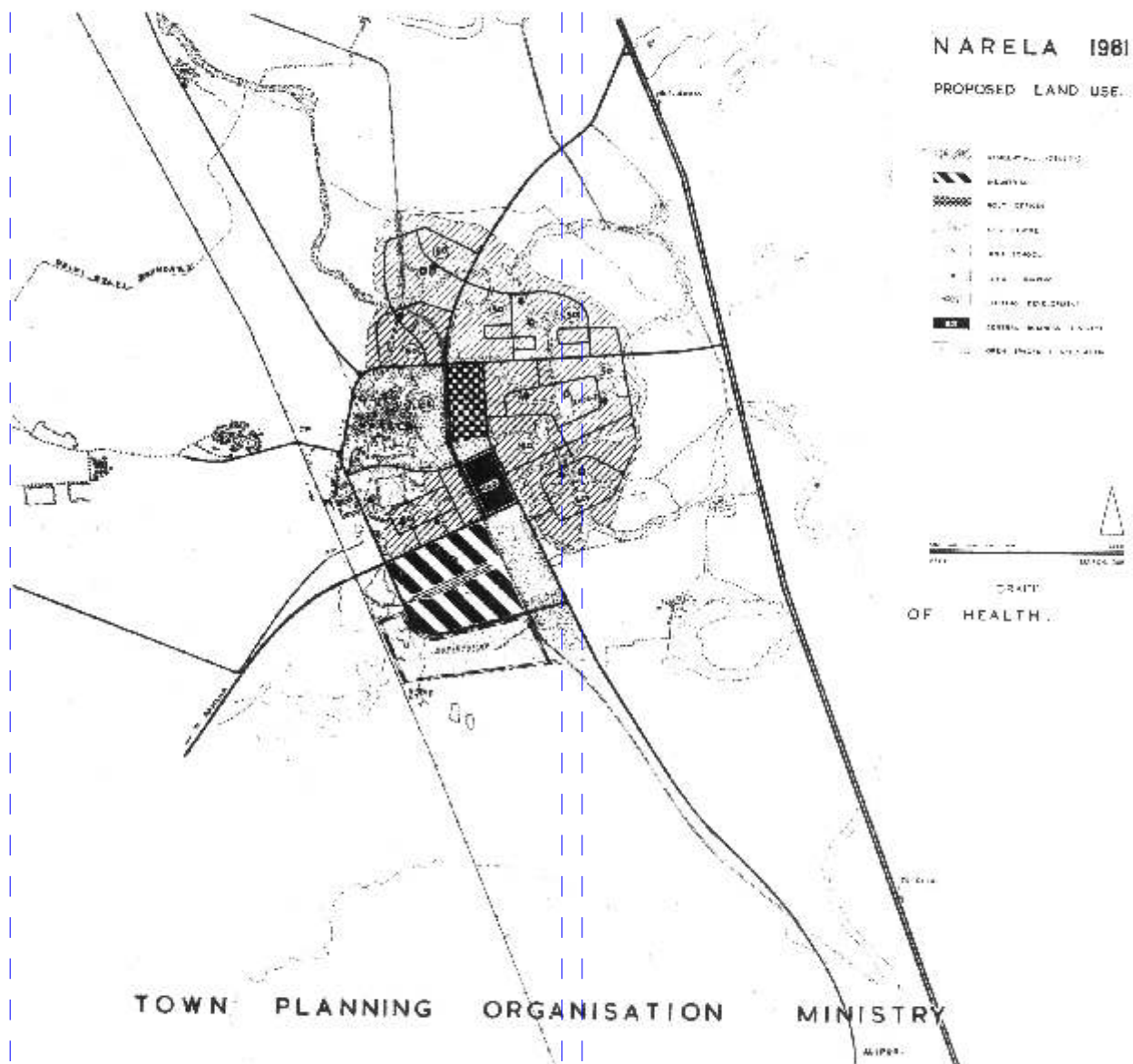
Sl.No.	Trade	No of firms	Total No. of engaged persons	Average no. of persons per firms
1	Cloth	2,000	21,600	10.8
2	Dry fruits, spices & herbs	300	8,200	27.3
3	Old motors parts & machi	770	8,200	10.4
4	Iron & steel	200	8,000	40.0
5	Foodgrains	150	4,000	26.6
6	Iron scrape & junk	920	4,000	4.3
7	Vegetables & fruits	511	3,870	7.6
8	Timber	157	3,870	7.6
9	Hosiery	300	2,515	8.4
10	Furs, skins & wools	56	2,400	43.0
11	Hardware	300	2,000	6.7
12	Bicycles, tyres & tubes	300	1,650	5.5
13	Fodder	104	950	9.0
14	Glass sheets	12	1,500	125.0

EXISTING SPATIAL CHARACTERISTICS OF WHOLESALE BUSINESS

From the survey conducted for the preparation of Master Plan for Delhi, it was observed that a minimum floor area of 46 sq.ft. per engaged person is in wholesale business of food products, whereas in retail business, in this trade, the area per engaged person is 64 sq.ft. For various trades in wholesale business the floor area, per engaged person, varies from 46 sq. ft. to 121 sq.ft. and in retail business it varies from 64 sq.ft to 121 sq. ft. The business unit in higher employment sizes is a little more

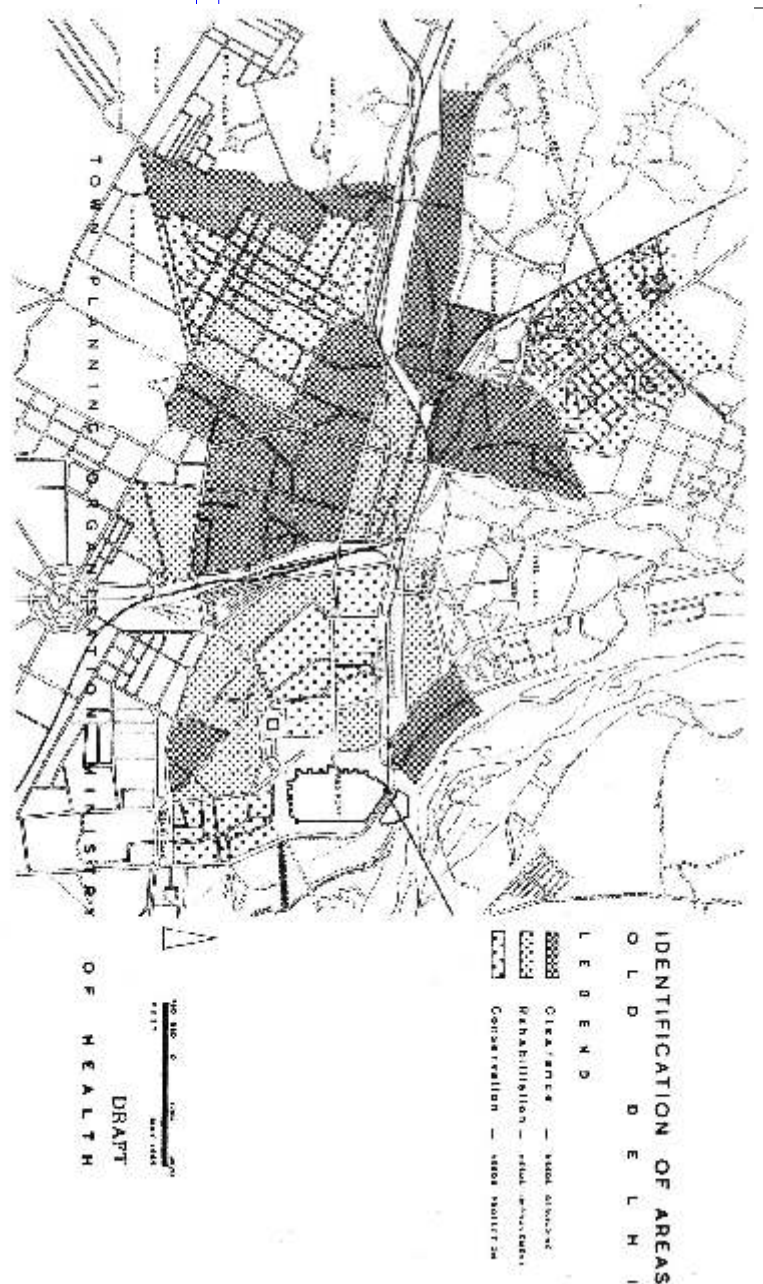
congested than the small size ones. This variation in the floor area is due to the fact that the business and commerce sector contains diverse type of the people and business. Because of this diversity, this sectors is most difficult to analyze also, especially from the view point of providing adequate land for its anticipated activities. For the land requirements in the wholesale business, the most important aspect is the relationship of space to the employment size of a business.

TOWN PLANNING ORGANISATION MINISTRY OF HEALTH



Existing Land Use of Zone A-19 in 1970 was as under:

S. NO.	Use	Areas in acres	% age
1	Residential	21.60	33.23
2	Commercial	20.75	31.90
	(i) Local commercial	3.58	
	(ii) Wholesale commercial	13.65	
	(iii) Commercial godowns & unfooted storage	3.52	
3	Industrial & Manufacturing	0.31	0.5
4	Public & semi public facilities	1.37	2.1
	(i) Hospital (T.B. Clinic)	0.22	
	(ii) Schools	0.71	
	(iii) Dharmashala	0.24	
	(iv) Fire Brigade	0.20	
5	Religious	0.85	1.33
	(i) Temples	0.265	
	(ii) Mosques	0.394	
	(iii) Church	0.188	
	(iv) Gurudwara	0.002	
6	Roads and streets	18.99	29.21
	(i) Peripheral roads	04.31	
	(ii) Internal roads	14.68	
7	Demolished structures	1.13	1.73
	Total	65.00	100.00



IMPORTANT BUILDINGS : There are 17 Temples, 2 Mosques, 1 Gurudwara & 1 Church covering a total area of 0.85 acres.

NO. OF WHOLESALE TRADE UNITS AND RETAIL TRADE UNITS IN 1970 WAS AS UNDER :

SL. NO.	ITEMS	NO OF WHOLE SALE TRADE UNITS	NO. OF RETAIL TRADE UNITS	TOTAL NO.	SL. NO.	ITEMS	NO OF WHOLE SALE TRADE UNITS	NO. OF RETAIL TRADE UNITS	TOTAL NO.
1	Dry fruits & Kriana	300	150	450	9	Edible oils	20	-	20
2	Foodgrains	150	50	200	10	Vanaspatti	5	-	5
3	Cloths	180	20	200	11	Sugar	5	5	5
4	Chemicals	50	-	50	12	Colors	25	-	30
5	Tyre & tubes	50	-	50	13	Crockery	1	4	5
6	Motor parts	50	-	50	14	Bara Dana	100	-	100
7	Pickles	2	-	2	15	Biroza	4	-	4
8	Ghee	15	-	15					

Names of some colonies are :

- | | |
|--------------------|---------------------------|
| 1 Ganga Vihar, | 8 Dayalpur, |
| 2 Johri pur, | 9 Sadatpur, |
| 3 Inder Vihar, | 10 Tukmirpur, |
| 4 Bhagirath Vihar, | 11 Biharipur, |
| 5 Old Mustafabad, | 12 Khajuri Khas, |
| 6 Shiv Vihar, | 13 Brijpuri, |
| 7 Prem Vihar, | 14 Chand Bagh and others. |

Suppose the area of 26 hectare is developed with 2 FAR than total built-up area would be 52 hectare of 5.2 lakh sqm which will be good enough accommodate the following activities:

WHOLESALE TRADE UNITS

SL No.	Use	Areas in acres	% age
1	Commercial	44.57	68.57
	(i) Wholesale commercial	17.31	
	(ii) General business & commercial	27.26	
2	Public & semi public facilities	0.42	0.65
	(i) Hospital (T.B. Clinic)	0.22	
	(ii) Fire Brigade	0.20	
3	Religious	0.92	1.41
	(i) Temples	0.265	
	(ii) Mosques	0.395	
	(iii) Church	0.258	
	(iv) Gurudwara	0.002	
4	Circulation	19.09	29.37
	(i) Peripheral roads	6.29	
	(ii) Zonal Roads	9.95	
	(iii) Parking Areas	2.85	
	Total	65.00	100.00

CONCLUSION

- DDA should prepare plans (Physical, financial and time) at Macro & Meso levels of 35 types of infrastructure and 38 types of land use.
- DDA should also prepare plans (physical, financial and time) at Micro level of the infrastructure land use to be executed by them.
- Due to non-preparation of proper plans there are many lacunas; two of them have been listed under:
 - Planning and implementation of Common Wealth Games
 - Many blunders in the Zonal Plans. For example, in Zone-E in the North of Wazirabad Road colonies of two decades old have been shown in the green.



R. G. Gupta (M: 09811018374) City / Policy Planner
 UPS Campus, Block-A, Preet Vihar, Delhi-92
 Coopted member Vidhan Sabha,
 Ex. Sr. Secy. to a Committee in the parliament,
 Ex. A. Commissioner, Planning, DDA, Ex. Advisor to CM Delhi,
 Ex. Advisor to i) DSIDC, ii) DAMB, iii) DTTC, iv) DLPPC, v) Slum Dept.,
 President: Character Infrastructure Educational Society,
 Director: R. G. Macro Planners Pvt. Ltd.,
 UPS Campus, Block-A PreetVihar, Delhi-110092
 Email: ram_gopal_gupta@yahoo.co.in
 web : www.rgplan.org ; blog. www.ramgopalgupta.blog.com