# **MCD**

(TO SERVE POPULATION OF 23M)

# PERSPECTIVE PLAN – 2021 AD

(<u>DEVIDED INTO 3 PARTS; 2008-2012; 2012-2017; 2017-2021</u>

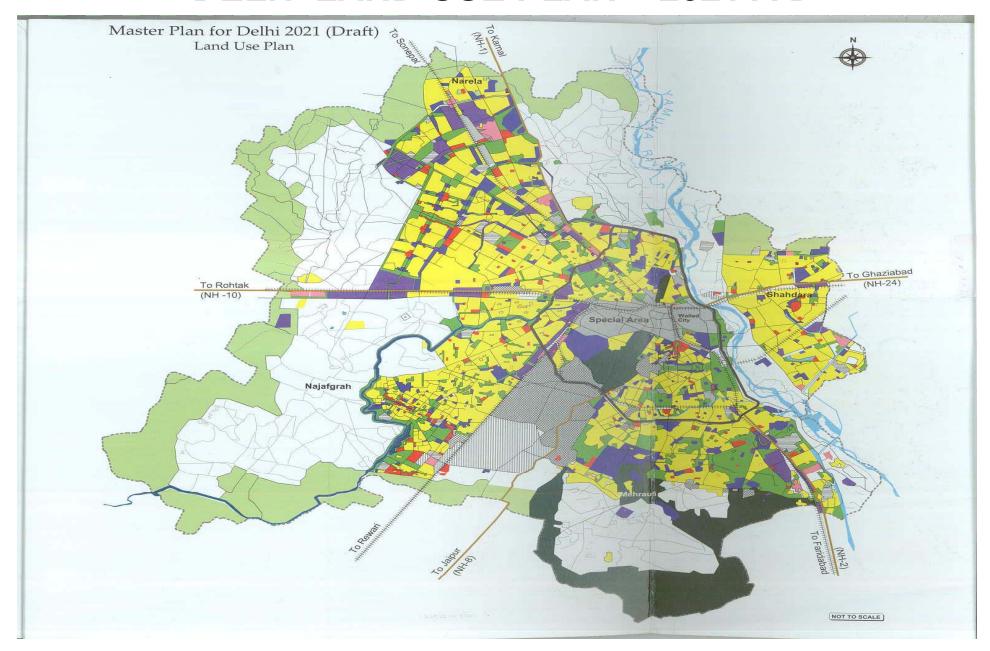
**CONCIDED WITH FIVE YEARS PLANS)** 

**CMMPD - 2021** 

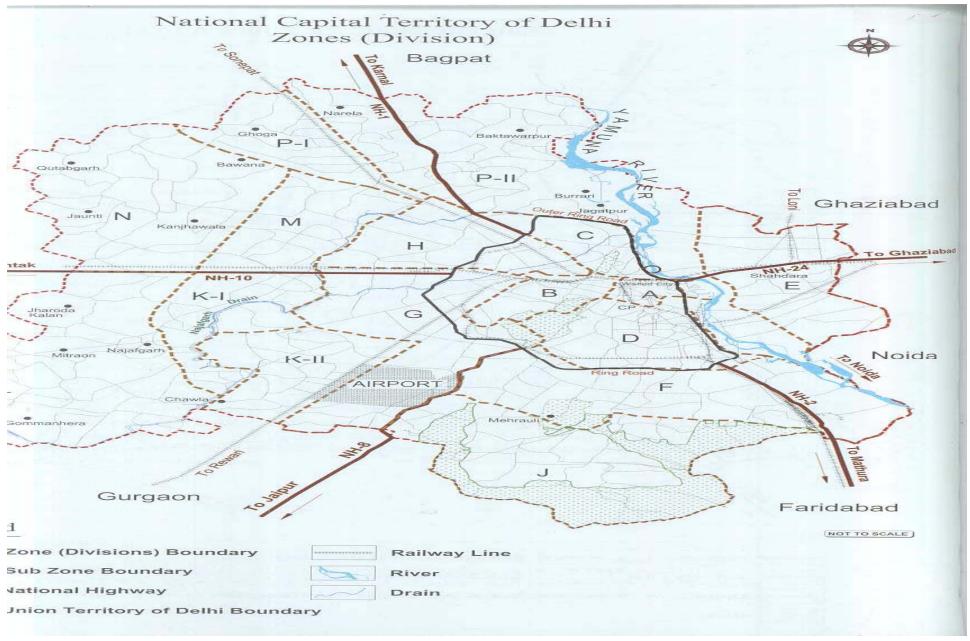
**COMMITTEE OF MCD ON MPD-2021 AD** 

Website: www.rgplan.org

## **DELHI LAND USE PLAN – 2021 A.D.**



### **ZONES OF DELHI**



### NAMES OF PROJECTS TO BE EXECUTED UPTO 2021 AD

1.	Population		230	lakhs	
2.	New	Housing		24	lakhs
<b>3.</b>	Phys	sical Infra	structure		
	a.	Augmen	tation of water distribution	730	Mgd
	b.	Augmen	tation of sewerage T. Plants	588	Mgd
	c.	Augmen	tation of power distribution system	7830	MW
	d.	Develop	ment of sanitary landfill sites	205	Ha
	e.	Construc	etion /development of compost/incineration plants	32	.0 Ha
	f.	Municipa	al Solid Waste	10207	Tons
4.	Socie	al Infrastı	·noturo		
╼.			ucture		
	a.	Health :	II	10	NT -
		1.	Hospital A (501 beds & above)		No.
		11.	Hospital B (201 beds to 500 beds)	36	No.
		iii.	Hospital C (101 beds to 200 beds)	90	No.
		iv.	Hospital D (Up to 100 beds)	90	No.
		V.	Veterinary Hospital	18	No.
		vi.	Dispensary for pet animals	90	No.

#### c. Education

i.	School for physically handicapped	9 No.
ii.	School for mentally handicapped	9 No.
iii.	Vocational Training Centre	18 No.
iv.	General college	18 No.
v.	Professional college	18 No.
vi.	Medical college	9 No.
vii.	Nursing and Paramedic Institute	9 No.
viii	. Training-cum-Research Institute in Veterinary Sciences	As per requirement
ix.	University Campus inc. International Education Centre	4 sites in Urban Extn.

#### d. Communication

i.	Head post office-administrative office	9 No.
ii.	Telephone Exchange	9 No.

#### e. Security – Police

i.	Police Station	36 No.
ii.	Police line	1 for each administrative zone
iii.	District Jail	4 No.
iv.	District office & battalion	1 for each administrative zone
V.	Police training institute/college	As per demand

#### e. Safety-Fire

i. Disaster Management

1 in each administrative zone

#### f. Socio-cultural facilities

i.	Recreational Club	18 No.
ii.	Socio Cultural Activities Centre	90 No.

#### g. Other Community facilities

i.	Old Age Home	18 No.
ii.	Working women hostels	18 No.
iii.	Night Shelters	18 No.
iv.	Care centre for mentally and physically challenged	18 No.
V.	Adult Educational centres	18 No.
vi.	Orphanage	18 No.
vii.	Science Centre	9 No.

#### 5. Trade & Commerce

- a. Metropolitan City Centre
- b. District Centre / Sub CBD

i. Up-gradation of existing areas 10 No.

ii. Under implementation 13 No.

iii. New locations in urban extension To be located along major arterial road as per norms

#### 6. Transport

a. MRTS 250 Km.

# MCD SHOULD PREPARE THEIR FIVE YEAR PLANS AND ANNUAL PLANS BASED ON ABOVE DATA

#### IF POSSIBLE A NEW SMALL WING MAY BE CREATED

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#### 1. POWERS FROM MCD ACT

- i. Section-42Wa Preparation of plans for **Economic Development & Social Justice**.
- ii. Sec. 42X The fulfillment of <u>any other obligation</u> imposed by under this Act or any other law for the time being in force.
- iii. Sec. 43Y–The improvement of Delhi in accordance with **improvement schemes** approved by the Corporation.
- iv. Sec. 43Z The provision of **housing** accommodation for the inhabitants of any area or for any class of inhabitants. Provisions of housing in general has been given in the MPD on the next page.

# Indicative Distribution of **HOUSING** Types (MPD 2021 AD Page No.45) : additional housing stock = 24 lakhs by 2021 ; or 2.0 lakhs per year.

Housing Types	Development	Housing Component %		
	Agencies	EWS/LIG	Others	Total
Slum & JJ – In-situ Rehabilitation; Relocation/Reconstruction & Up-gradation	Public, Private, Co-op Society	25	-	25
Houses on Independent Plots & Redevelopment	Public, Private	4	4	8
Group Housing (Min. 35% of total DUs mandatory 2 room or less)	Public, Private, Co-op Society	14	28	42
Employer Housing	Central/State Govt.	2	2	4
Unauthorised Regularised colonies Infill	Co-op Society / Residents' Association/ Private	6	9	15
Other Housing areas, Up-gradation of Old areas/Traditional areas/Villages	Public, Private, Co-op Society	3	3	6
TOTAL		54	46	100

# 2. POWERS OF MCD FROM MPD-2021 AD

### 2.1 **Para 3.3.1.2 Special Area** (Page -35)

Compact built form, narrow circulation and low rise density developments to provide suitable framework for allowing mix-use activities.

### A. Shahjahanabad (Walled City) (Page -36)

### **B.** Walled City Extension (Page -36)

Pahar Ganj, Sadar Bazar, Roshanara Road & their adjoining areas.

#### C. Karol Bagh (Page – 37)

2.2 **Ward / Sub Zone** to be prepared & approved by the concerned local body.

#### 2.3 Sanction of Layout Plans / Building Plans.

### 2.4 Para 3.2.1 Green Belt (Page no. 28)

The previous Green Belt have not been maintained and utilized for developments. Now, land up to the depth of one peripheral village revenue boundary would be maintained as Green Belt.

However, existing village abadies, regularised U. colonies may continue in the Green Belt.

GNCTD shall be responsible for ensuring utilisation of land in Green Belt in accordance with permissible uses.

# 2.5 Para 3.3 Redevelopment of Existing Urban Area (Page -33)

A redevelopment strategy for accommodating more population in a planned manner is to be taken up on priority in all use zones for efficient and optimum utilization of the existing urban land, both in planned and unplanned areas.

# 2.6 Para 1.2.3 Identification of Highway Corridor Zone (Page - 15) & then action to be taken as per provisions made in MPD-2021 AD

### 2.7 Para 3.3.1 Redevelopment Strategy (Page - 34)

## Para 3.3.1.1 Planned Areas (Page -34)

# A. Influence Zone along MRTS and Major Transport Corridor (Page -34)

- i. Maximum up to 500m. Wide belt on both sides of the centre.
- **ii.** Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the influence zone.

### B. Re-densification of low-density areas (Page -35)

There may be some areas in the jurisdiction of MCD.

### C. Redevelopment of Other Developed areas (Page -35)

- **2.8** Para **3.3.1.3** Unplanned Areas (Page **37**)
- A. Slum and JJ Clusters, Resettlement Colonies and Unauthorized Colonies
- B. Villages
- 2.9 Para 5.6 Community Centre (CC) Local Shopping Centre (LSC)/Convenience Shopping Centre (CSC)

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.

# MCD SHOULD PREPARE A PROGRAM AS PER ABOVE PROVISIONS.

# 3. PLANNING INSTRUMENTS OF MPD -2021 AD. FOR EXISTING & PROPOSED LAND USE INC. SUB-STANDARD AREAS

- 1. Re-planning & Rehabilitation
- 2. Redevelopment & Re intensification
- 3. **Higher FAR** along main traffic routes
- 4. Commercial use along 24 M ROW & above in Industrial areas
- 5. Transfer of Development Rights (**TDR**)
- 6. Public Private Partnership (**PPP**)
- 7. Full transparency with the help of Web Sites, inc. san.of plans.

# THESE INSTRUMENTS HAVE COME FIRST TIME IN DELHI & WE SHOULD HONOUR THEM

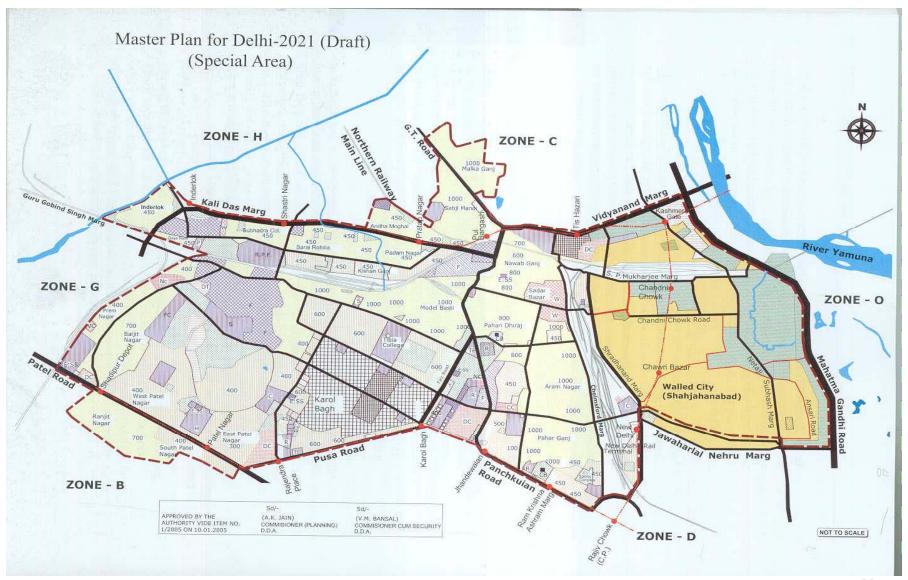
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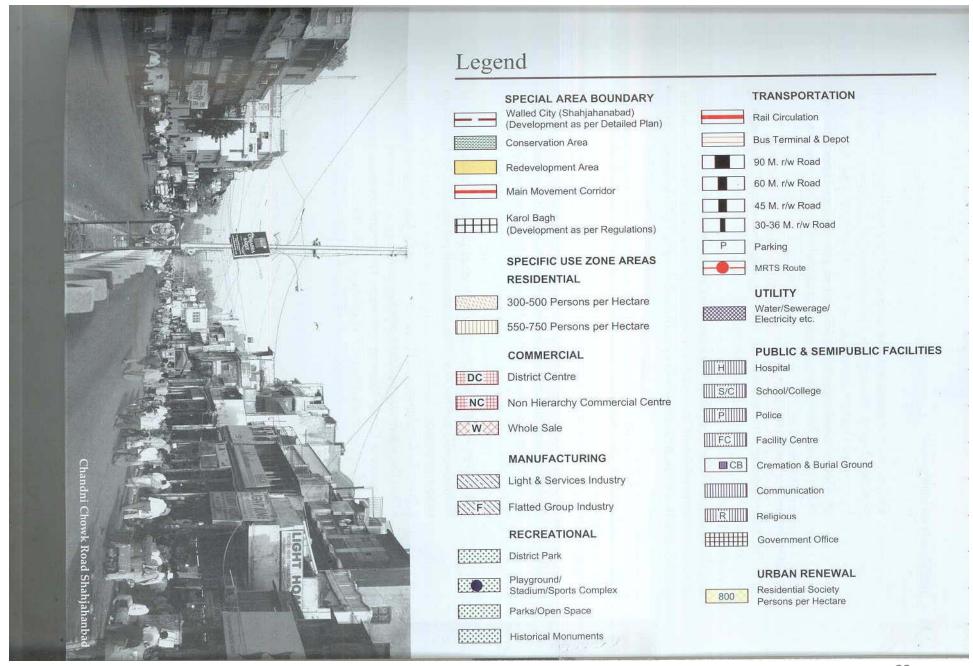
# MAIN CHANGES IN THIS MASTER PLAN THAN IN EARLIER PLANS

- 1. A critical reform has been envisaged in the <u>prevailing land policy</u> and facilitating <u>public private partnerships</u>. Incentivising the <u>recycling of old</u>, <u>dilapidated</u> areas for their rejuvenation. Mechanism for the restructuring of the city based on mass transport.
- 2. Critical areas have been the focal points of the Plan:
  - a. Land Policy
  - b. Public Participation and Plan Implementation
  - c. **Redevelopment**
  - d. Shelter
    - \* Shift from plotted housing to group housing
    - \* Private sector participation for development/redevelopment of housing
  - e. Housing for Poor
  - f. **Environment** 
    - \* Conservation of the Ridge
    - \* Lung spaces/recreational areas and green belt to the extent of 15 to 20% of land use

- g. Unauthorized Colonies
- h. Mixed Use
- i. Trade & Commerce
- j. Informal Sector
- k. Industry
- l. Conservation of Heritage
- m. Transportation
- n. Health Infrastructure
- o. Educational Facilities
- p. Disaster Management
- q. Provision of Sports Facilities
- r. Focus on Infrastructure Development

#### **MPD-2021 AD SPECIAL AREAS**





# 4. PREPARATION OF PLANS WITH THE HELP OF COUNCILORS

Delhi has a lot of **Sub-standard areas and i**nformal Commercial use in Unauthorized colonies, urban & rural villages, Census towns, resettlement colonies, Jhuggi clusters etc.

All respected Councilors are requested in getting the plans prepared with the help of public at large and get them implemented.

### 5. PLANS TO BE DEALT WITH

#### Ward / Sub Zonal Plans **5.1**

- Ward plans based on Master Plan & ZPs; and also on actual physical & 1. socio-economic surveys.
- 2. Special areas<sup>1</sup> plans (Walled city, Sadar Bazar, Karol Bagh etc.) 56 in numbers, mostly prior to 1st Master Plan of Delhi – 1962; also based on physical, socio-economic surveys.

Zone -B; Karol Bagh & Adjoinign Area - Patel Nagar, Shadipur Khampur, Naraina, Inderpuri, Basai Darapur, Moti Nagar, Kirti Nagar, Anand Parbat, Rajendra Nagar, Prem Nagar, Baljeet Nagar, Rajendra Place, Pusa Institute etc. www.rgplan.org 25

<sup>&</sup>lt;sup>1</sup> Zone-A; Walled City – Khari Baoli, Town Hall, Lal Kuan Bazar, Chandni Chowk, Ajmere Gate, Sita Ram Bazar, Jama Masjid, Kashmere Gate, Bhagirath Place, Ram Lila Ground, Nai Sarak etc., Adjoining to Walled City - Darya Ganj, Sadar Bazar, Aram Bagh, Motia Khan, Rani Jhansi Road; Pahari Dheeraj, Pahar Ganj, Filmistan Cinema, Idgah, Panch Kuian Road.

# 5.2 Plans of : U. Colonies, Villages, Census Towns, Informal Market and put on Websites.

Unauthorized regularized colonies (614 in numbers) based on the 1. principles of Redevelopment, Rehabilitation, Intensification, PPP and TDR, etc., specially for the provision of Trunk Infrastructure. Unauthorized residential colonies more than 1500 in nos. based on GOI latest order. Unauthorized industrial colonies 16 in nos.<sup>2</sup> based on Govt. of India 3. Policy Dec. 2005

<sup>&</sup>lt;sup>2</sup> 1. Karawal Nagar, 2. Dabri, 3. Hyderpur, 4. Basaidarapur, 5. Swarn Park, 6. Rithala, 7. Nawada, 8. New Mondoli, 9. Shalamar Village, 10. Hasthal (D-Pocket), 11. Khyala, 12. Peeragarhi Villages, 13. Libaspur, 14. Naresh Park Ext. Nangloi, 15. Hasthal (Pocket - A), 16. Sultanpur Mazra www.rgplan.org 26

4.	<u>Urban villages</u> , 250 in nos. based on PPS <sup>3</sup> Report
5.	Rural villages in proposed agriculture green belt may be 190 in nos.
	based on the recommendations of P.P.S. Committee Report.
6.	Census towns based on P.P.S. Committee Report
7.	16 <u>Cattle resettlement colonies</u> in agriculture green belt.

<sup>&</sup>lt;sup>3</sup> PPS – P.P. Shrivastava Committee Constituted vide office orfer no. K-12016/5/2006 – DDIB dated 26.7.06 under the Chairmanship of Shri P.P. Shrivastava with members Prof. Jamal Ansari; Shri R.G. Gupta; Div. **Commissioner GNCTD and Member convener CTP MCD** 

<sup>&</sup>lt;sup>4</sup> Earlier 11 cattle colonies in a total area of 268 hect. were developed in different parts of Delhi. These were (area in hect. – (1) Madanpur Khadar – 6.8, (2) Masoodpur – 14.2, (3) Gazipur – 32.0, (4) Kakrola – 32.0, (5) Bhalswa Jahangipur – 18.0, (6) Jharoda near Burari village – 12.0, (7) Sahibabad Daulatpur – 11.0, (8) Nangli Sakrawati – 21.0, (9) Goela – 42.0, (10) Gharoli – 41.0, (11) Dindarpur – 38.0. After this one or two colonies like in Ghogha were also developed.

8. 30 <u>Large Service Centres<sup>5</sup></u> consisting of workshops, etc. in different parts of Delhi. In the Second Master Plan of Delhi 19 such sites were given but none of them was developed.

Implementation of these projects will solve a lot of problems of repair shops/work shops for different types of vehicles including their parking.

<sup>&</sup>lt;sup>5</sup> 19 Service Centres in a total area of 80 hect. with S1 = 3.75 h., S2 = 2.20 h., S3 = 4.00 h., S4 = 8.00 h., S5 = 1.50 h., S6 = 3.00 h., S7 = 2.25 h, S8 = 2.50 h., S9 = 3.50 h., S10 = 3.20 h., S11 = 3.15 h., S12 = 1.80 h., S13 = 1.08 h., S14 = 5.00 h., S15 = 7.55 h., S16 = 16.00 h., S17 = 7.00 h., S18 = 5.50 h., S19 = 5.00 h., were proposed in the second Master Plan, practically none is developed. Other Centres are also required.

# 1639 Colonies to be Regularized **DEP. OF UD GNCTD DATED 08.08.2008**

- Total 1639 Colonies to be Regularised
  - 1406 who had submitted application till 31.01.2008
  - 149 which are extension to the Village Abadi
  - > 5 million people of Delhi will benefit from the regularization. It will bring enormous change in the life style of Delhities, as they would get different types of Infrastructure. 29

- 84 Colonies which were left out portions of the 567 Colonies regularised under Policy of 1976-77 & others.
- ➤ Total 2800 crore will be invested to give a facelift to these colonies in 5 years
- In the beginning these colonies will be provided provisional certificate of regularisation which will be converted into permanent after 1 year by completing all formalities.

# 5.3 Additional Surveys of Mixed Land Use; of commercial streets with the help of Councilors

1. 400 Parking sites to accommodate 2 lakhs ECS. (equivalent car spaces). These would be on the surface, in basement, and in multi storied buildings; below the parks, playgrounds of schools and in incidental open spaces. 200 Commercial sites to accommodate 2.0 lakhs non-confirming 2. commercial sites. 600 New Banquet Halls (based on Non commercial attitude) at least 3. two in each ward.

# 5.4 Golden Jubilee Projects (from the report of MCD)

1.	Beautification of 8 Entry points of Delhi.
2.	Few Model <b>Primary Schools</b> in each direction.
3.	Development of <b>4 very large parks</b> with fountains, picnic huts, etc., based on semi commercial basis.
4.	Four <b>Villages haats</b> one in each direction.
5.	<b>RUB / ROB</b> on Railway Level Crossing near Vivek Vihar Railway Station connecting G.T. Road to IIT, Vivek Vihar.

# 5.5 Projects of Trans Yamuna area

# Details given in separate presentation

## **5.6** Housing Projects

Construction of 10,000 houses per year for urban poor for Slum and JJ via redevelopment in part of resettlement colonies of Delhi
Construction of 10,000 new houses for different income groups in new complexes namely: (1) Dwarka, (2) Narela, (3) Rohini Ph – III & IV and (4) New areas.
THIS IS A NEW PROPOSAL.

# 5.7 Projects on Slum & JJ Department

1.	19.85 acres in <b>Rohini</b> .
2.	8 Bigah and 1 Biswa in exchange of <b>Raghubir Nagar</b> Land.
3.	14.25 acres in exchange of <b>Bawana</b> land.
4.	22 acres of land in exchange of <b>Dhirpur</b> land.
5.	7.03 acres in <b>Nasirpur</b> .
6.	4.24 acres of land in exchange of land in <b>Madanpur Khadar</b> .
7.	35 small <b>commercial projects</b> in various resettlement colonies.
	THESE PROJECTS WERE DEALT WITH BY ME IN 1990-93

8.	Construction of housage in exchange of 5750 plots in Bawana, 1500 plots in Narela & 500 plots in <b>Holumbikpur, Phase – II</b> .
9.	Proper management of 34 resettlement colonies.
9.	Special Registration Scheme of 1985.
10.	<b>Relocation</b> of Jhuggi Dwellers consisting of 30 lakhs populations.

THERE IS MAXIMUM SCOPE IN SLUM & JJ WING. ALL THE RESETTLEMENT COLONIES WITH 2 LAKH PLOTS CAN BE REPLANNED, REDEVELOPED FOR HIGHER DENSITIES. ALL THESE WERE PLANNED BY: (1) LATE MR. SANJAY GANDHI, (2) MR. JAGMOHAN, & (3) MR. R.G. GUPTA

# 5.11 Improvement of Major roads & parking on BOT basis (As given by MCD)

1.	JLN Marg from Ring Road to Thompson Marg.
2.	Mehrauli – Gurgaon Road, roads near Siri Fort & Asiad Village
	Complex.
3.	Improvement of surrounding of Old and New Delhi Railway Station, improvement of parking area, bus stand.
4.	JNL Marg from Ring Road to Thompson Marg.
5.	Mehrauli – Gurgaon Road, roads near Siri Fort & Asiad Village Complex.

6.	Improvement of surrounding of Old and New Delhi Railway
	Station, improvement of parking area, bus stand.
7.	50 Mechanical Sweeper, fancy dustbins, overcoats for employees.
8.	Face lifting and beautification.
9.	Grade Separator near Subhash Marg and Delhi Gate.
10.	Grade Separator at Pankha Road Dabri Crossing from Entry to
	Dwarka.
11.	Main Bazar Road to New Delhi Railway Station to Punchkuian
	Road.

12.	Basant Road from New Delhi Railway Station to Punchkuian Road.
13.	Punchkuian Road from Baba Lal Dayal Chowk to Rain Jhansi Road towards Connaught Place.
14.	Punchkuian Road from Jhansi Road round about to Basant Lane Chowk towards Connaught Place.
15.	Mathura Road near Humayun Tomb to Nizamuddin Rly. Station Road.
16.	DDU Marg.
17.	Thomspon Road, Minto Bridge to Ajmeri Gate.
18.	Subhash Marg from Delhi to Lothian Bridge.

19.	Raj Niwas Marg, Rajpur Road, G.T. Road, roads in University area.
20.	Okhla Road, Raja Dhirsen Marg, Lodhi Road, Peripheral Road, near Bahai Temple.
21.	G.T. Road.
	For repairs of existing storm water drains
	Stg. of conservancy & sanitation services
	Schemes for Inter-city Development under State Plan Head
22.	C/o Grade Separator at Rani Jhansi Road from Filmistan to Boulvard Road
23.	C/o ROB on Desh Bandhu Gupta Road across Qutab Road by providing push boxes in place Arch Bridge.
24.	C/o RUB at intersection of DDU Marg and Minto Road

25.	Re-development of the area in the vicinity of Civic Centre, MCD near
	New Delhi Railway Station i/e periphery of Ajmeri Gate side New
	Delhi
26.	Construction / Improvement / Stg. of MCD roads leading to Hotel sites
	& Sports venues proposed for Commonwealth Games – 2010 as per
	Action Plan of DDA.
27.	Road under Bridge at Samaipur - Badli
28.	Road over Bridge at Sultanpuri
29.	Road under Bridge at Sarai Kale Khan
30.	RUB from Ring Road to Mathura Road via Siddhartha Enclave

31.	Provision of Pedestrians Over Bridges with escalators at
32.	Old Delhi Railway Station towards Fatehpuri side
33.	Old Delhi Railway Station towards Koria Pul side
34.	New Delhi Railway Station on Chemsford road
35.	On main Subhash Marg opposite Jama Masjid
36.	Near Chhatarsal Stadium in Civil Lines Zone

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