

**NAMES OF THE PROJECTS GIVEN IN MPD-2021 AD CONCERNING ONLY TO MCD
RELATED WITH MPD 2021 AD**

1-272	Based on Master Plan and Zonal Plans; ward plans of 272 wards on the lines of sub zonal plans.
273-329	Special areas (walled city, Sadar Bazar, Karol Bagh etc.) 56 in No. mostly prior to 1 st Master Plan based on the concept and in the master plans on the next page.

2. PLANS OF SUB STANDARD AREAS NAMELY: UNAUTHORIZED COLONIES (RES. & IND.), URBAN RURAL VILLAGES, CENSUS TOWNS, INFORMAL SECTOR.

330-944	Unauthorized regularized colonies (614 in numbers) based on the principles of Redevelopment, Rehabilitation, Intensification, PPP and TDR, etc.
944-2444	Unauthorized residential colonies more than 1500 in nos. based on GOI Policy 8 th February 2007.
2444-2460	Unauthorized industrial colonies 16 in nos. based on Govt. of India Policy Dec. 2005.
2460-2710	Urban villages, 250 in nos. based on PPS Report.
2710-2900	Rural villages in proposed agriculture green belt may be 190 in nos. based on the recommendations of P.P. S. Committee Report.
2900-2916	Census towns based on P.P. S Committee Report.
2916-2926	16 Cattle resettlement colonies in agriculture green belt.
2926-2941	50 large Service Centres 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.
2941-2991	50 sites for Rehabilitation of informal trades (Vegetables / fruits / flowers, Bakery items, Confectionary items, Kirana / General Stores, Dairy product, Stationary /

	Books / Gifts / Book binding, Photostat / Fax / STD / PCO, Cyber cafe / Call phone booths, LPG booking office / Showroom without LPG cylinders, Atta Chakki, Meat / Poultry and Fish shop, Pan Shop, Barber shop / Hair dressing saloon, Beauty parlour, Laundry / Dry cleaning / ironing, Sweet shop / Tea stall without sitting arrangement, Chemist shop / Clinic / Dispensary / Pathology lab, Optical shop, Tailoring shop, Electrical / Electronic repair shop; and Photo studio Cable TV / DTH Operation, Hosiery / Readymade Garments / Cloth shop, ATM, Cycle Repair shop and Rataion shop & Kerosene shop under PDS, Timber, Fire wood, Coal, Any fire hazardous and other bulky materials, Workshop, Tyre resoling, Battery charging, Storage, Godowns, Junk shop, Painting, dyeing and Varnishing in different parts of Delhi.
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3. MIXED LAND USE

2991-3391	400 Parking sites to accommodate 2 lakhs ECS. (equivalent car spaces) These would be on the surface, in basements, and in multi storied buildings; below the parks, below the playgrounds of schools and in incidental open spaces.
3391-3591	200 Commercial sites to accommodate 2.0 lakhs non-confirming commercial sites.
3591-3863	272 Banquet Halls. At least one in each ward

4. GOLDEN JUBILEE PROJECTS

3863-3871	Beautification of 8 Entry points of Delhi.
3871-3875	4 Model Primary School one in each direction.
3875-3879	Development of 4 large parks with fountains, picnic huts, etc.
3879-3883	Four Villages haats one in each direction.
3884	RUB / ROB on Railway Level Crossing near Vivek Vihar Railway Station connecting G.T. Road to IIT, Vivek Vihar.

Improvement of major roads	
3885	JLN Marg from Ring Road to Thompson Marg.
3886	Mehrauli – Gurgaon Road, roads near Siri Fort & Asiad Village Complex.
3887	Improvement of surrounding of Old and New Delhi Railway Station, improvement of parking area, bus stand

CSE Wing:

3888	50 Mechanical Sweeper, fancy dustbins, fluorescent over coats for employees.
3889	Horticulture: Face lifting and beautification
3890	RUB on Railway Level Crossing near Vivek Vihar Railway Station connecting G.T. Road to IIT, Vivek Vihar.

Improvement of major roads:	
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3895	Face lifting and beautification.

Normal Plan Schemes:

3896	Grade Separator near Subhash Marg and Delhi Gate.
3897	Grade Separator at Pankha Road Dabri Crossing from Entry to Dwarka.
	Improvement of major roads:

3898	Main Bazar Road to New Delhi Railway Station to Punchkuian Road.
3899	Basant Road from New Delhi Railway Station to Punchkuian Road.
3900	Punchkuian Road from Baba Lal Dayal Chowk to Rain Jhansi Road towards Connaught Place.
3901	Punchkuian Road from Jhansi Road round about to Basant Lane Chowk towards Connaught Place.
3902	Mathura Road near Humayun Tomb to Nizamuddin Rly. Station Road.
3903	DDU Marg.
3904	Thomspon Road, Minto Bridge to Ajmeri Gate.
3905	Subhash Marg from Delhi to Lothian Bridge.
3906	Raj Niwas Marg, Rajpur Road, G.T. Road, roads in University area.
3907	Okhla Road, Raja Dhirsan Marg, Lodhi Road, Peripheral Road, near Bahai Temple.
3908	G.T. Road.
	For repairs of existing storm water drains Stg. of conservancy & sanitation services Schemes for Inter-city Development under State Plan Head
3909	C/o Grade Separator at Rani Jhansi Road from Filmistan to Boulevard Road
3910	C/o ROB on Desh Bandhu Gupta Road across Qutab Road by providing push boxes in place Arch Bridge.
3911	C/o RUB at intersection of DDU Marg and Minto Road
3912	Re-development of the area in the vicinity of Civic Centre, MCD near New Delhi Railway Station i/c periphery of Ajmeri Gate side New Delhi
3913	Construction / Improvement / Stg. of MCD roads leading to Hotel sites & Sports venues proposed for Commonwealth Games – 2010 as per Action Plan of DDA.
3914	Road under Bridge at Samaipur – Badli
3915	Road over Bridge at Sultanpuri
3916	Road under Bridge at Sarai Kale Khan
3917	RUB from Ring Road to Mathura Road via Sidhartha Enclave
3918	Provision of Pedestrians Over Bridges with escalators at
3919	Old Delhi Railway Station towards Fatehpuri side
3920	Old Delhi Railway Station towards Korla Pul side
3921	New Delhi Railway Station on Chemsford road
3922	On main Subhash Marg opposite Jama Masjid
3923	Near Chhatarsal Stadium in Civil Lines Zone

	Multi – level automated car parking on BOT basis At
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3924	Gretar Kailash part – I
3925	Shastri Park
3926	Karol Bagh
3927	Parade Ground
3928	Ramlila Ground
3929	Kamla Nagar
	Conventional multi – level under – ground car parking at
3930	Geeta Colony
3931	Yusuf Sarai
3932	Mehrauli
3933	Idgah
3934	Malviya Nagar

6. HOUSING

3935	Construction of 14000 houses per year for urban poor for Slum and JJ via redevelopment in part of resettlement colonies of Delhi
3936	Construction of 20,000 new houses for different income groups in new complexes namely: (1) Dwarka, (2) Narela, (3) Rohini Ph – III & IV and (4) New areas to be declared.

7. PROJECTS ON SLUM AND JJ DEPARTMENT

3937	19.85 acres in Rohini.
3938	8 Bigah and 1 Biswa in exchange of Raghubir Nagar Land.
3939	14.25 acres in exchange of Bawana land.
3940	22 acres of land in exchange of Dhirpur land.
3941	7.03 acres in Nasirpur.
3942	4.24 acres of land in exchange of land in Madanpur Khadar.
3943	35 small commercial projects in various resettlement colonies.
3944	Construction of housage in exchange of 5750 plots in Bawana, 1500 plots in Narela & 500 plots in Holumbikpur, Phase – II.
3945	Proper management of 34 resettlement colonies.
3946	Special registration scheme of 1985.
3947	Relocation of Jhuggi Dwellers consisting of 30 lakhs populations.

8 MEGA PROJECTS; LIKE CIVIC CENTRE, SLAUGHTER HOUSE AND OTHER VERY LARGE PROJECTS

Chapter No. 1

Regional and Sub-Regional Frame

Table No. 1.0 Availability of Urbanizable Land in NCT-Delhi for 2021 (Page-16)

Sl.No.	Land Use	Area (Ha)	Percentage to total area (Ha)
1.	Total Geographical Area – NCT Delhi	1483.00	100.00
2.	Natural Features (Forest, Wild Life Sanctuary, Ridge, River Yamuna and Other Water Bodies/Drains)	19509.1	13.16
3.	Balanced land available in NCT-Delhi	58628.9	39.53
4.	Land to be kept reserved for:		
i.	Disposal of Solid Waste generated up to 2051 (sanitary landfill & statutory green belts)	10000.0	6.74
ii.	Metro Services/Utilities e.g. power plant, grid station water and sewerage treatment plant,etc.	10000.0	6.74
iii.	Agriculture zone in NCT Delhi including dairy farming, horticulture, greenbelts etc.	11000.0	7.42
5.	Sub Total	31000.0	20.90
6.	Proposed/Actual land available for urbanization	27628.9 *	18.63

- **This includes unplanned and existing built up ara.**

Chapter No. 3

Delhi Urban Area -2021

3.3 Redevelopment of existing Urban Area (Page-33)

3.3.1 Redevelopment Strategy (Page-34)

3.3.1.1 Planned Areas (Page-34)

- A. Influence Zone along MRTS and major Transport Corridor
- B. Re-densification of low-density areas
- C. Redevelopment of Other Developed areas

3.3.1.2 Special Area (Page-35)

- A. Shahjahanabad (Walled City) (Page-36)
- B. Walled City Extension (Page-36)
- C. Karol Bagh (Page-37)

3.3.1.3 Unplanned Areas (Page-37)

- A. Slum and JJ Clusters, Resettlement Colonies and Unauthorized Colonies
- B. Villages

3.3.2 Guidelines for Redevelopment Schemes (Page-40)

Details to be dictated

Maps on page 38 & 39

Chapter no. 4

Shelter

4.1 Housing Need (Page-44)

Based on the projected population of 230 lakh by 2021 AD, the estimated additional housing stock required will be around 24 lakh dwelling units.

4.2 Housing Strategy (Page-45)

Dictation to be given)

4.2.1 New Housing Areas (Page-47)

4.2.2 Restructuring and Up-gradation of the Existing Areas (Page-47)

4.2.2.1 Planned Areas (Page-47)

- A. Plotted/Group Housing
- B. Employer Housing

4.2.2.2 Traditional Inner City and Unplanned Areas (Page-48)

- A. Special Area and Villages
- B. Unauthorized /Regularized Unauthorized colonies
- C. The following facilities can be clubbed in a composite facility centre (500-1000 sqm) (Page-50)

4.2.3 Housing for Urban Poor (Page-50)

4.2.3.1 Rehabilitation/Relocation of Slum & JJ Clusters

4.2.3.2 Resettlement Colonies

4.2.3.3 New Housing for Urban Poor (Page-52)

4.2.3.4 Slum & JJ Redevelopment Regulations and Guidelines for collective community rehabilitation/relocation-in-situ Up-gradation /Rehabilitation of Slum & JJ Clusters and Resettlement Colonies (Page-52)

- 4.3 Night Shelter (Page-53)
- 4.4. Development Controls for Residential Use-Zone (Page-54)
 - 4.4.1 Permission of use premises in the Sub Use Zone – Foreign Mission (Page-54)
 - 4.4.2 Sub-Division of Residential Zone (RD) Into Use Premises (Page-54)
 - 4.4.3 Control for Building/Buildings within Residential Premises (Page-57)
 - A. Residential Plot-Plotted Housing (Page-57)
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 - C. Cluster Court Housing (Page-61)
 - G. Farm House (Page-63)

THE MASTER PLAN FOR DELHI – 2021:

SALIENT FEATURES

EXTRACT TAKEN FROM MPD-2021 AD.

The plan attempts to synthesize the diverse components, perspective and critical concerns and sectors into a composite whole. Of these, the following are the major highlights of the plan:

- About 22,000 hectares of land identified for urban extension 2021;
- About 90 per cent of total housing to be in the form of group housing;
- Emphasis on housing for urban poor / EWS;
- Higher FAR for both residential plots and group housing (the latter from 167 to 200);
- Private sector participation in housing; and
- Provisions of homes for elderly, night shelters and hostels.

MIXED USE

- A liberalized provision of mixed use in residential areas has been adopted adhering to the requisites of the environment, while achieving better synergy between workplace, residence and transportation;
- 2,183 streets have been notified by the MCD vide notification dated 15.09.2006 for local commercial and mixed use activities, powers to identify and notify mixed use / commercial streets delegated to local bodies. Now many more roads and streets have been added.
- Small shops of daily needs have been permitted in residential areas including group housing and village abadis on ground floor (except in A and B colonies);
- Clinics, dispensaries and pathology labs of less than 20 sq.m. are permitted in residential area on ground floor except in A & B colonies.

TRADE AND COMMERCE

- Existing central business districts of Connaught Place, Karol Bagh and Walled City are proposed to be developed as metropolitan city centres;
- District and Community Centres are proposed to be developed as facility corridors along major transport networks to prevent unplanned development and for better synergy between public transport and work centres;
- Development of a network of Integrated Freight Complexes / wholesale markets at the urban periphery;

- Mandatory provisions for space (minimum 10%) for service and repair activities in planned commercial areas;
- Informal shops, weekly markets, handicrafts bazaars, used books / furniture / building materials bazaars to be developed;
- Enhancement of FAR in metropolitan centre, district centres and community centres; and
- IT enabled services (BPO, call centres) encouraged.

INFORMAL SECTOR

- Earmarking of 'hawking' and 'no hawking' zones at neighbourhood and cluster levels;
- Weekly markets to be identified and planned for development;
- New areas for informal trade to be developed and integrated with housing, commercial , institutional and industrial areas; and
- Standardized designs of stalls, push-carts and mobile vans.

INDUSTRY

- Environmental protection as a major concern;
- Negative list of industries introduced;
- Modernisation / up-gradation of existing industries including non-conforming industrial clusters;
- Special provisions for service and repair in industrial centres; and
- Inclusion of new activities like information technology and commerce.

ENVIRONMENT

- Special emphasis on conservation of the green areas;
- Rejuvenation of River Yamuna
- Provision of lung spaces / recreational areas to the extent of 15 to 20 per cent of land use in urban extension; and
- Multipurpose grounds: A special category of open spaces for marriages / public functions.

CONSERVATION OF HERITAGE

- Identification of heritage zones and archaeological parks; and
- Emphasis on area based conservation.

TRANSPORTATION

- Synergy between land use and transport;
- A new parking policy;
- Integrated multi-modal transport system;
- Road and rail based mass transport system to be a major mode of public transport, optimal use of existing road network and development of missing links; and
- Restructuring existing network through expressway, arterial roads, distributor roads and relief roads.

SOCIAL INFRASTRUCTURE

- Health facilities at the rate of 5 beds / 1000 population;
- Enhancement of FAR for hospitals and other health facilities;
- Nursing homes, clinics etc., allowed under relaxed mixed use norms;
- Rationalization of planning norms with enhanced FAR;
- Effort to locate new school sites adjacent to parks / playgrounds;
- Provision for vocational and other educational facilities;
- Schools and training centres for mentally / physically challenged with differential development norms;
- Provisions for sports infrastructure for local, national and international events; and
- Dispensaries for animals, pets and birds and veterinary hospitals;

DISASTER MANAGEMENT

- Disaster management centre in each administrative zone;
- Building regulations for safety of structures as per seismic requirements; and
- Land use zoning as per microzonation.

FOCUS ON INFRASTRUCTURE DEVELOPMENT

- Perspective plans for water, power, drainage and solid waste management of service agencies part of MPD-2021;
- The plan gives emphasis on energy conservation, efficiency and exploring alternative sources of energy; and
- Realistic standards of water supply for equitable distribution.

For the first time MPD-2021 provides for private sector participation in land assembly, development and housing. MPD-2021 lays the emphasis on housing for urban poor by variety of innovations, such as:

- a. In-situ slum rehabilitation, using land as a resource;
- b. Housing for urban poor to be about fifty per cent of total number of dwelling units to come up in future.
- c. Re-categorisation of housing types, development control norms and differential densities to make EWS/LIG housing viable and economical; and
- d. Compulsory construction of at least 35 per cent of dwelling units or 15 per cent of permissible FAR, whichever is higher in the form of EWS units by the developers of group housing.

In view of ever growing shortage of urban land, the plan postulates the optimal utilization of land with the following proposals:

- a. Shift from plotted housing to group housing;
- b. Removal of height controls for optimum utilization of land and for creation of 'signature' projects; and
- c. Enhancement of ground coverage, FAR and height for all categories of residential plots.

Participatory and decentralized planning has been envisaged by the preparation of local area plans by local bodies together with the residents and public representatives. To bridge the wide gap between plans and implementation, it is envisaged to adopt performance orientation of planning with focus on implementation and monitoring and by the introduction of plan monitoring framework and 5 yearly review of the MPD. A major feature of performance oriented planning and making best use of existing urban land is a self starting framework for the redevelopment of planned and unplanned areas, which has been provided with incentives through various measures such as permission to amalgamate plots, higher FAR etc. Such areas will provide additional housing and work centres and facilitate restructuring and renewal of the old, dilapidated areas, such as influence zone along MRTS and major transport corridor; under-utilised / low density areas; Special Area; shopping/commercial centres; industrial areas / clusters and resettlement colonies, villages; unauthorized colonies and JJ Clusters.

Relaxed norms has been proposed with enhanced FAR ground coverage and density for residential areas, including the Special Area, Slum and JJ Resettlement, and village abadis. A flexible land use strategy has been adopted through mixed use policy.

Emphasis has been laid on integrated multi-modal transportation system; redevelopment along mass rapid transit corridors; provision for multi-level and under-ground parking. To ensure commitment of services agencies to provide the services, for the first time the perspective plans for infrastructure services, such as water supply, sewerage and power supply prepared by the service agencies / GNCTD have been annexed to the Master Plan. The Master Plan also underlines the importance of the conservation of built and natural heritage and urban design policy for Delhi as a mandatory part of the MPD-2021.

PARADIGM SHIFTS IN MPD-2021

Fig. indicates the paradigm shift in the MPD-2021 policies.

FROM	-	TO
Large scale land acquisition + development	-	Hybrid Land Policy to mop up market Resources in Land Assembly, Development and Housing
Shortage in EWS/LIG housing	-	In situ slum/JJ rehabilitation, land as a resource for PPP in EWS / slum housing and mandatory Provisions for EWS housing homeless, etc.
Lack of recognition of informal sector of trade	-	Mandatory provisions for informal sector of trade
Inadequate provision for vulnerable/disabled	-	Provisions for elderly, women, children, Disabled and vulnerable groups
Basic needs oriented planning	-	Emphasis on quality & innovation and demand Development
Restricted mixed use	-	Liberalised mixed use for employment and Economy potential
Regulated development controls	-	Remove unnecessary restrictions (e.g. height Controls) and promote optimum development/ FAR enhancement
Sports as part of recreational use	-	Norms and system for provision of sports facilities
Centralized planning	-	Decentralized local area planning
Focus on statutory physical development	-	Focus on implementation and infrastructure
Planning within administrative borders	-	Planning in broader framework of NCR
Redevelopment and urban renewal	-	Incentives for redevelopment, of old city, villages unauthorized colonies, industrial clusters and commercial centres
Parking as part of transportation planning	-	A new parking policy and strategy
Lack of facilities for repairs and services	-	Provisions for service markets
Heritage as a marginal issue	-	Area based conservation of heritage
Gap between planning and implementation	-	Mandatory monitoring, MIS and legal reforms

SALIENT FEATURES

LAND USE AND HOUSING

To accommodate a projected population of 220-230 lakh by the year 2021, about 22,000 hectare of land will be developed as urban extension. This will provide land for around 14 lakh dwelling units (out of total 24 lakh dwelling units), of which 50-55 per cent of units should be for the urban poor. The urban extensions are proposed to be developed with the land use distribution as shown given under:

Together with development of new areas, a major thrust area is the recycling and redevelopment of old dilapidated areas, such as:

- Areas along MRTS/major transport corridors;
- Under-utilized / low density, old / housing areas;
- Special Area, villages, resettlement colonies, and unauthorized colonies; and
- Unauthorized regularized colonies (About 1,432)

This requires infrastructure development, services and facilities to be provided and sanction of building plans should be secured for which differential norms and procedures have been devised in the plan. Land is to be used as a resource to trigger the process of private sector participation with mandatory provisions for EWS housing/slum re-housing.

URBAN EXTENSIONS

As per the Master Plan norms about 50 per cent of the area proposed for development in the urban extension would be required for city level infrastructure, transportation, public and semi-public facilities, industrial and commercial complexes, and EWS/resettlement housing, which by and large are to be developed by the DDA/government agencies. Out of 22,000 ha. For proposed Urban Extension-2021, about 2,200 ha. Is required for essential facilities like colleges, schools, hospitals, fire stations, police station etc., another 3,300 ha. To 4,400 ha. For city level parks, and about 2500 ha. For city level roads / transport corridors. It is essential to acquire the lands so as to trigger the process of integrated development. Major city level activities are proposed to be provided in the facility corridors to be developed along major roads (30m. and above). The remaining area as gross residential use zone would provide housing and internal roads, utilities and community facilities.

As per Delhi Master Plan-2021 about 50 to 55 per cent of housing should be provided for the EWS/LIG (2 rooms and less). As given in the following chart, it is envisaged to develop about 14 lakh dwelling units in new areas and another about 10 lakh dwelling units in the existing urban area housing (including regularization of unauthorized colonies and by upgradation of old traditional areas). To achieve this target about 5500 ha. of net housing area in the urban extensions would be required. It is necessary to utilize optimally the urban lands under residential use and take up redevelopment/redensification of the existing urban areas. For this

the resources of both – the government and private sector need to be mopped up, together with a time bound programme and a package of incentives. Land can be used as a major resource in the provision of EWS/LIG housing and Slum/JJ Rehabilitation.

PROPOSED HOUSING BREAK UP 2021

Sl. No.	Housing Type	Development Agencies	%age	EWS/LIG Component (%)	No. of DUs in Lakh	Redevelopment in Lakh	New in lakh	Net land for New housing (ha),
1.	Slum and JJ 1.In-situ Rehabilitation 2.Relocation/ Reconstruction 3.Up-gradation	Public Agency Private Agency Co-op. Society	25	25	6.0	2.40	3.60	900
2.	Houses on Independent Plots & Redevelopment	Public Agency Private Agency	8	4	1.92	1.22	0.70	200
3.	Group Housing (Min. 35% of total DUs Mandatory 2 room & less)	Public Agency Private Agency Co-op. Society	42	14	10.08	2.0	8.08	4000
4.	Employer Housing	Central/State Govt.	4	2	0.96	0.34	0.62	400
5.	Unauthorised Regularized colonies infill	Co-op Society/ Residents' Association /Private agency	15	6	3.60	2.60	1.0	
6.	Other Housing areas, Up-gradation of Old areas/Traditional areas/Villages	Public Agency Private Agency Co-op. Society	6	3	1.44	1.44	-	
	Total		100	54	24.0	10.0	14.0	5,500

MPD-2021 envisages development of about 75,000 new housing units per year in the Urban Extensions, 42 per cent of which are to be provided by group housing by the public / private and cooperative sectors. This implies development of land for about 31,500 DUs per year (or 120-150 has. Net housing area). As such, it is , necessary to create a land bank with the DDA for continued planned development of housing with adequate infrastructure services and facilities. The lands falling within or along the major transport / services and facility corridors are proposed to be developed on priority. It is envisaged to promote the participation of land owners in housing and land assembly.

The land will be planned on modular basis community (1 lakh population – 200 to 225 ha.), Neighbourhoods (10,000 population / 18 to 20 ha.) and Housing Area (5000 population/8-10 ha.), which will be available for development within the framework of the approved Structure Plan / Zonal Plan.

A PRO-POOR APPROACH

Keeping in view the socio-economic composition of the population, it is estimated that around 50-55 per cent of the housing requirement would be for the urban poor and the economically weaker sections in the form of houses of two rooms or less. Based on past experience it is necessary to distinguish between the urban poor comprising the inhabitants of squatter settlements / pavement dwellers, etc. and other economically weaker sections of the society, conventionally classified in the form of EWS, LIG etc. The role of the government would have to be both as a provider and facilitator. The urban poor are to be catered in old and new urban areas through up-gradation of old / traditional areas, employers and industrial housing, group housing and also in unauthorized regularized colony infills.

It has been observed that the practice of prescribing FAR / density norms without distinguishing between housing categories in terms of plinth area, can result in over population or under population on the one hand, and non-optimal design and under-utilization of the utility network, on the other. The norms should provide options to achieve the density and FAR both in Ground +3 or 4 storeyed walk-up structures, without lift or in high-rise construction. A fixed density could lead to under utilization of FAR or imposition of artificial limits to optimal use of land, which is a scarce commodity. Therefore, the following density norms, with corresponding category of dwelling units (DU) sizes are proposed:

- Slum/EWS housing (up to 30 sq.m.) - 600 DUs/ha.
- Category I housing
(Above 30 - up to 40 sq.m.) - 500 DUs/ha.
- Category II housing
(above 40 – up to 80 sq.m.) - 250 DUs/ha.
- Category III housing
(above 80 sq.m.) - 175 DUs/ha.

The category of the urban poor, for purpose of the MPD-2021, mainly comprise the inhabitants of squatter settlements and informal service providers. Such services include domestic help, hawkers and vendors, and low paid workers. In terms of housing requirements of the city, this has been the single biggest challenge and the plan incorporates a mix of approaches and innovative solutions.

As per MPD-2021 new housing for the poor shall be in the form of one or two room units, which would be developed through public and private agencies and through cooperative societies. As this category constitutes bulk of the housing stock that has to be catered at an affordable price to the lowest income bracket as housing for economically weaker sections (EWS), this is often done by cross-subsidization. It is recommended that in every housing scheme taken up by any agency, at least 10 per cent of the saleable net residential land should be reserved for EWS housing and pooled on a zonal basis to have its even spread in different parts of the city and not concentrate at one place. In old built up areas, this may be as redevelopment schemes or industrial housing, etc., whereas, in urban extensions, the acquisition and development cost of this land should be borne by rest of the project. Such reserved lands should be handed over to a designated agency for promoting housing for low income and weaker sections. The development controls provide both the options – multi-storied apartments, or low rise-high density development. Resources for financing new EWS housing are to be generated through measures like contribution of EWS fund, plan funds, institutional financing, etc.

The informal sector trade has been incorporated in the planned development in various use zones. The provision of informal sector trade units is to be ensured at the time of sanction of building plans/layout plans as per the norms given in the Master Plan.

Besides the provisions for shelter and employment of the poor, MPD-2021 has proposed a network of facilities to be developed for such population, which include night shelters, community hall, *Anganwari*, adult education centre, school for mentally/physically challenged, social welfare centre, dharamshala, reformatory and orphanage, old age home, care centres for physically and mentally challenged, women's hostels etc.

SLUM AND JHUGGI JHUPRI RESETTLEMENT

So far Slum and Jhuggi Jhopri (JJ) rehabilitation has been a highly subsidized programme depending heavily on the efforts and resources of the public agencies. During the plan period 1981-2001, sites and services approach based relocation was employed in which resettlement of squatter slums was done on 18 sq.m. and 12.5 sq.m. plots (transit accommodation) allotted to eligible persons on licence basis. This has led to a number of aberrations, and there are several aspects, due to which this approach needs to be progressively abandoned and substituted by an alternate approach.

To make slum and JJ rehabilitation self-starting, MPD-2021 has proposed an eight point programme as given below:

1. Resettlement, whether in the form of in-situ up-gradation or relocation, should be based mainly on built up accommodation of around 25 sq.m. with common areas and facilities, rather than on the model of horizontal plotted development;

2. The concept of land as a resource should be adopted to develop such accommodation with private sector participation and investment, to the extent possible;
3. Incentives by way of higher FAR, part commercial use of the land and, if necessary and feasible, Transfer of Development Rights should be provided;
4. A cooperative resettlement model with adequate safeguards should be adopted with tenure rights being provided through the institution of cooperative societies;
5. The provision of accommodation should be based on cost, with suitable arrangements for funding/ financing keeping in view the aspect of affordability and capacity to pay;
6. In cases of relocation, the sites should be identified with a view to develop relatively small clusters in a manner that they can be integrated with the overall planned development of the area, particularly keeping in view the availability of employment avenues in the vicinity as very large resettlement sites could lead to a phenomenon of planned slums;
7. Suitable arrangement for temporary transit accommodation for families to be rehabilitated should be made preferably near or at the same site and the utilization of these may be synchronized with the phases of implementation of the scheme of in-situ up-gradation; and
8. Community based organizations (CBOs) and non-governmental organizations (NGOs) should be closely involved in the resettlement process.

According to MPD-2021, the schemes for collective community rehabilitation/relocation should be explored with the possibility of involving private sector/slum cooperatives. In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Squatter Rehabilitation Scheme.

The following guidelines with site-specific relaxations may be adopted as required:

1. Minimum plot size 2,000 sq.m. (facing a min. road of 9m);
2. Maximum density – 600 units per ha. plus minus 10 per cent variation;
3. The scheme should be designed in a composite manner with an overall maximum FAR of 250 for in-situ rehabilitation;
4. Mixed land use / commercial component up to 10 per cent of permissible FAR.
5. Specific situations may require clubbing of scattered squatters with JJ sites in the neighbourhood to work out an overall comprehensive scheme;

6. The minimum component of the land area for rehabilitation of squatters has to be 60 per cent and maximum area for remunerative use has to be 40 per cent;
7. Area of dwelling unit for rehabilitation shall be around 25 to 30 sq.m.;
8. Common parking is to be provided which can be relaxed wherever required, except for the parking for remunerative purposes;
9. No restriction on ground coverage (except set backs);
10. Schemes shall be approved by concerned local body; and
11. Schemes / designs should be compatible for disabled.

Regular monitoring of executed schemes and revision of these guidelines at the time of preparation of new schemes has been suggested.

PLANNING WITH COMPASSION

MPD-2021 addresses to the present crises with respect to demolition, sealing, etc. and provides a major relief to non-conforming small retail shops and other commercial activities, schools, nursing homes, dispensaries, clinics etc.

- Nursing homes, dispensary, clinics, banks, nursery schools, guest houses, etc. permitted in residential plots. No restriction of plot size and road width for nursing homes, clinics, and dispensaries and pathology labs in Walled City, Walled City extension, village abadis and unauthorized regularized colonies;
- Existing schools in non-conforming areas have been given opportunity to continue during next 3 years, subject to regularization;
- With a view to help the poor, FAR has been enhanced from 225 to 350 with 100 percent ground coverage for small residential plots;
- Special Area Building Regulations have been proposed for Walled City, Walled City extension, unauthorized regularized colonies and village abadis keeping in view their historical and special character, so as to preclude punitive action for buildings up to a max. height of 15m.;
- Provisions for the children, elderly and working women has been made; and
- The creation of barrier free environment for the handicapped and disabled has been suggested.

A CITY FOR SENIOR CITIZENS, WOMEN AND CHILDREN

According to MPD-2021, the rate of growth of the elderly population is expected to show an increasing trend from 5.9 per cent in 2001 to 10.7 per cent in 2021. MPD-2021 has accordingly made the following provisions for the elderly;

- Geriatric centre - 1 per 1 lakh population
- Old age home - 1 per 5 lakh population
- Care centre for physically /mentally
Mentally challenged - 1 per 5 lakh population
- Sr. citizen recreational hall - 100 sq.m. in every group housing

MPD-2021 states that a major consideration in the planning and design of outdoor and indoor movement should be that people with disability, older persons and people in wheel chairs could move about without help from others. This requires that:

- a. Paths and pavements shall be flat, uniform, slip-free and free from unnecessary obstacles;
- b. Orientation points and guide routes may be provided for visually disabled people; and
- c. Information and warning signs must be understandable, clear and well lit.

The demographic trends indicate that the gender composition will shift significantly to a greater parity between numbers of males and females with 102 lakh females and 106 lakh males in 2021. This means increasing number of working women in Delhi in the year 2021. Accordingly, MPD-2021 has proposed working women Hostels and a network of family welfare centres, maternity homes, adult education centre etc.

According to MPD-2021, Delhi has 40.6 lakh children (up to 14 years of age) which are 29.5 per cent of the total population. In 2021, the population of children is projected to increase 49.9 lakh (21.7%). Accordingly, the Master Plan has proposed dedicated facilities for catering to the children is given below:

- Anganwari - one site per 5000 population
- Creche in each group - one site for 1 lakh population
Housing, pediatric centre
- School for mentally challenged - one for 5 lakh population
- Physically challenged - one per 5 lakh population
- Night shelters - one per 1 lakh population

These are besides other educational, recreational, health facilities.

RENEWAL AND REDEVELOPMENT OF OLD CITY

The Special Area as defined in the plan has been divided into three separate parts, namely (i) Walled City, (ii) Walled City and Extension and (iii) Karol Bagh. These are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments, mainly accommodating residential, commercial – both retail or wholesale and industrial uses. Therefore, it is important that the areas, which are already established with identified uses, continue to play an active economic role.

The strategy is to provide a pragmatic framework for allowing mix-use activities appropriate to the character of the areas as per the individual schemes having greater flexibility in terms of permitting variety of uses namely, commercial use (shops, offices, banks etc.), household industries or outlets for specialized services etc. However, the criterion of selection of the mix-use activities shall be as per Mixed Use Regulations. Required parking and open spaces will have to be provided as per the norms, while reduced space norms for other facilities may be accepted. The redevelopment areas should ensure modern services and amenities, thereby eliminating risk generating structures and activities.

The regulations for Special Area shall be different from other areas. All these areas are to be brought within the planning purview. For this, the owners can jointly redevelop on the basis of the norms and regulations prescribed. As per MPD-2021, Old City of Delhi has been designated as Special Area. The following guidelines for preparation of redevelopment scheme have been proposed for conservation and renewal:

1. Grant of enhanced FAR up to 400 to provide incentive for redevelopment and renewal efforts;
2. Urban design and heritage conservation to be ensured;
3. Reduction in standard norms for community facilities/social infrastructure;
4. Existing public use/facilities to be retained;
5. Planning permission at 2 levels i.e. comprehensive scheme of 4 ha. and cluster plots of minimum 3,000 sq.m.;
6. Special area redevelopment scheme to be prepared by MCD within 3 years;
7. Special area to be framed, till then statuesque to be maintained; and
8. Commercial activity as per 1962, and mixed regulations to be protected.

A. Multi-pronged Strategy for Commercial Development

As per MPD-2001, the provision of Commercial Areas was basically through a 5-tier system, comprising central business districts, district centres, community centres, local shopping centres and convenience shopping centres. This development has been by and

large within the domain of the DDA and there has been shortage of commercial space to a large extent. MPD-2021 has adopted a multi-pronged strategy for enhancing the commercial areas by 3 to 4 times for which the following measures have been suggested:

1. Regularisation of commercial areas/retail shops, etc. under mixed use regulations by notifying mixed use streets and local commercial streets/areas;
2. Allowing commercial activities in various land use, such as, industry, government offices, sports complexes, etc.;
3. Development of planned and organized commercial areas with liberalized FAR and permissible activities (enhancement of land in commercial use from 3-4 per cent to 4-5 per cent) (the existing commercial centre will also be able to enhance the FAR);
4. Pre-1962 commercial activity / uses restored with liberal commercialization in special area, villages, rehabilitation colonies and other pre-1962 areas; and
5. Proposed city wide network of service markets, informal sector of trade, weekly markets etc.

The Concept of Service Markets

The MPD-2021 gives attention to the low turn over 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 per cent of the unutilized sites of LSC/CSC are proposed to be converted into Service Markets with norms as given in the Table.

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.

Vanishing Divide between Industry and Business

According to MPD-2021, the demographic trends show that the percentage of combined workforce in 'Primary activities, Industry and Construction' is declining and that in 'Services' is increasing. In keeping with this decline, emphasis has been laid on tertiary sector activities such as commerce, sports, IT applications, cultural activities and tourism.

As, the divide between industry and commercial activity is getting blurred, the MPD-2021 has allowed commercial activity in industrial plots with certain restrictions. Information

Technology, hardware and software, banquet hall and other commercial activities have been permitted in the industrial use, household industry and under mixed use.

Facilitating the Creation on Budget Hotels

Keeping in view the persisting shortage of hotels and tourist accommodation the MPD-2021 has adopted a multi-pronged approach to solve the problem. It has permitted the hotels in commercial use zone/commercial centres in industrial use zone and public and semi public facility zone and transport node (ISBT, railway station, airport, integrated freight complex and metropolitan passenger terminal). Under mixed land use guesthouses have been permitted even on small residential plots. As against requirement of 75 new hotel sites in Delhi projected by Ministry of Tourism, 42 sites have been identified.

It is expected that on the basis of MPD-2021, another 40 to 50 sites of hotels will be generated to provide about 10,000 to 15,000 rooms for tourists/visitors. As innovative feature of MPD-2021 is to facilitate the budget hotels in DTC depots and terminals. DTC has having larger number of properties in the City, comprising of Bus depots and terminals. These are well located on major roads and are spread all over the city. However, most of these sites are under utilized. MPD-2021 has allowed retail/passenger accommodation in ISBT, Bus terminals and bus depots. 25 per cent of the FAR of 100 can be used for putting up passengers accommodation/hotels. This will provide budget accommodation to the passengers/tourists and partly cater to the requirements of Commonwealth Games. This will also facilitate turnaround of the DTC facing financial backlog and losses. MPD-2021 has also allowed development of multilevel parking in DTC depots with a FAR of 100 for commercial activity. DTC depot in Nehru Place has already been planned as a pilot project.

PROFESSIONAL ACTIVITY

Delhi is emerging as a national and international hub of consultancy and professional skills. However, there has always been lack of space for the professionals to function, while it is not always possible for them to work from the commercial centres. Realizing this the Gazette Notification dt. 7.09.2006 permitted the doctor, lawyer, architect and chartered accountant to function from the residential areas under mixed use regulations. MPD-2021 has enlarged the list which now includes the architect, lawyer, chartered accountant, engineer, valuer, it consultant, town planner, surveyor, arbitrator, tax consultant, company secretary, cost and work account, designer (graphic / interior / fashion), astrologer, management consultant, journalist/media consultant. Subject to proper ventilation and indoor lighting, as also observance of fire safety precautions, use of basement has been permitted for professional activity without being counted towards FAR.

IMPLEMENTAING NATIONAL POLICY ON STREET VENDORS

A survey conducted by the Directorate of Economics and Statistics in Delhi (1997) on unorganized trading activity in Delhi estimated the total number of unorganized trading enterprises as 2 lakh and the number of persons employed around 3.18 lakh. The contribution

of this sector in terms of gross value added to the economy of Delhi was estimated of Rs. 1.01 lakh per enterprise per annum.

Large sections of unemployed and under employed population in Delhi and outside, look forward for self-employment in the informal sector. They bring forth multitude of small enterprises, petty trading and casual labour. As such Delhi has a parallel economy in the form of informal sector. This vernacular and disorganized sector with highly reduced needs of space, services and investments is a major source of employment in the economic fabric of the city. Master Plan for Delhi-2021 adopts a multi-pronged approach to cater to this sector, as given below:

- Earma
rking of 'hawking' and 'no hawking' zones where specific areas be marked for stationary and mobile street

NCT OF DELHI

The UT was renamed as National Capital Territory of Delhi (NCTD) on February, 1992.

General Information

Area	1,483 sq.km.
Districts	9
No. of Statutory Towns	3
No. of Census Towns	59
No. of Villages	165
Population	13.78 million**
Growth Rate (1991-2001)	4.63 percent per annum
Density of Population	9,294 persons per sq.km
Urban Population	12,81 million***
Density of Urban Population	per sq.km.
Sex Ratio	821
Per Capita Income	Rs. 19,779 (1991)
Literacy rate	81.82

**** Source: Census of India 2001, Provisional Population Total, Paper – 1 of 2001**

***** Source: Census of India 2001, Provisional Population Totals, Paper -2 of 2001**

SUMMARY OF MPD-2021 AD.

The Central Government has notified the Master Plan for 2021 on 7th February 2007, in exercise of powers under the Delhi Development Act, 1957. The notification of the MPD-2021 marks the culmination of a detailed and extensive exercise carried out over the past three years to modify the Master Plan to meet the challenges of fast evolving changes in the urban scenario in the National Capital Territory of Delhi.

The Plan for 2021 sets out a new direction and character to the future growth of the city, taking into account:

1. The socio-economic aspirations of the growing population of citizens including the large number of migrants mainly of economically weaker sections of society;
2. The need for effective and optimal utilization of land, a scarce and limited commodity in Delhi;
3. The economics of providing shelter, commercial space, civic amenities, education and health facilities and recreational areas;

4. The need to preserve both the architectural heritage and the natural environment;
5. Recognition of the role of informal service providers, small enterprises and the unorganized sector in the economy, and;
6. The ground realities as well as issues of municipal governance and enforcement.

Major Policy initiatives:

The MPD 2021 projects that the population of Delhi in 2021 will be around 220-230 lakhs and accordingly the proposals for development of land, housing, infrastructure, services, public and semi-public facilities, recreational parks, etc. have been worked out. The major policy initiatives and salient features in the Master Plan 2021 include the following:

1. Shelter: Housing to be developed through a mix of redensification, redevelopment and creation of new housing in urban extension (about 20000 hectares). Provision of homes also made for Elderly, Nigh Shelters and Hostels.
2. Emphasis would be on housing for urban poor:
 - a) Housing for urban poor shall be about 50% of total number of dwelling units to come up in future;
 - b) In-Situ rehabilitation of slums and JJ clusters, using land, as a resource would be preferred option; Built-up accommodation of about 25-sqm area in multi-storied structures, to be allotted in place of 18 sqm and 12.5 sqm plots.
 - c) Compulsory construction of at least 35% of dwelling units or 15% of permissible FAR, whichever is higher in the form of EWS units by all developers or group housing.
3. Optimal utilization of land is planned to accommodate growing population;
 - a. Shift from plotted housing to group housing (about 90%)
 - b. Enhancement of ground coverage, FAR and height for all categories of residential plots to increase available space.
 - c. Re-categorization of housing types, development control norms and differential densities to make EWS/LIG housing viable and economical.
4. Redevelopment both in planned and unplanned area is incentivized through various measures such as permission to amalgamate plots, higher FAR etc.

- a. Planned areas: Influence Zone along MRTS and Major Transport Corridor underutilized /low-density areas; Special Area; Shopping/Commercial Centres; Industrial Areas / Clusters and Resettlement colonies; pre-1962 Unauthorized colonies and JJ Clusters.
 - b. Unplanned Areas; Villages; Unauthorized Colonies and JJ Clusters.
5. Plan caters to unplanned area by paving the way for regularization of Unauthorized Colonies as per Government Policy and by proposing realistic norms for Walled City, Slum and JJ Resettlement colonies, and Village abadis.
6. **Private sector** participation in land assembly, development and housing has been envisaged. Monopoly on land acquisition and development of housing stock has been lifted.
7. **Civic Amenities:** In order to meet the increased requirement of water, sewerage system, and power supply, Perspective Plans for these infrastructure services as prepared by the service agencies / GNCTD have been taken into account and annexed to the Master Plan. An area of about 10,000 Hect. is proposed for accommodating sanitary landfills, power generation and transmission facilities, and sewage and water treatment plants.
8. **Commercial Space:** Connaught place and its extension, commercial area in Walled City, its extension and Karol Bagh proposed to be developed as Metropolitan City Centres. Height restriction in larger Commercial centres has been removed. Mandatory provisions of space (minimum 10%) introduced for service and repair activities in planned commercial areas. Informal shops, weekly markets, handicraft bazaars to be developed. Vending sites and hawking zones to be delineated as per National Policy on Urban street vendors, benefiting more than two lakhs vendors.
9. **Industry** : Permission to use certain industrial areas for commercial purposes. Redevelopment made permissible. IT industry included as permissible industry in existing industrial area. New industrial areas suggested for Hi-Tech Industries.
10. **Mixed Use:** Flexible land use through mixed use policy has been strengthened with a view to meet demand for space for retail trade, health facilities, pre-primary schools, tuition centres, and guest houses and banks in residential areas. Space will be identified in city level and sub-city level markets to enable relocation of trades not permissible in mixed-use areas.
11. Introduction of norms for banquet halls, multipurpose grounds, amusement parks in view of growing requirement for such amenities.

12. **Heritage:** Policies delineated for conservation of built heritage and introduction of chapter on urban design. Special conservation and development plans to be prepared.
13. **Environment:** Emphasis on environment-friendly policies and rejuvenation of River Yamuna. A hierarchy of District and Neighbourhood parks envisaged. A green belt is to be maintained to cover about 11,000 hectares consisting of one revenue village depth along periphery of NCTD wherever available.
14. **Plan Implementation and Monitoring:** Commitment to prepare Zonal Plans and Special Area Plans within a year. Preparation of local area by local bodies through participatory planning.
15. Performance oriented planning and development, with focus on implementation and monitoring. Introduction of Plan Monitoring Framework and five yearly review of MPD.
16. GIS mapping proposed to be done and updated from time to time. This would provide valuable data as regards ground situation and also provide inputs to prevent development of unauthorized colonies, encroachment on public land and maintenance of green cover etc.

WIDE RANGING CONSULTATIONS IN FINALIZATION OF MPD-2021

Keeping in view the democratic procedure the plan has been finalized after obtaining the views of the public and undertaking extensive consultation. The DDA also had the benefit of the reports of 12 study groups set up with experts and stakeholders on various aspects such as shelter, demography, conservation, transportation, industry, environment, mixed use, infrastructure, trade and commerce etc. Five seminars were organized by the DDA on various aspects involving experts of the field, representatives of the GNCTD and local bodies and NGOs. The Draft MPD 2021 was also discussed at length in the Legislative Assembly of NCT of Delhi and the suggestions made by the members were considered and forwarded by the Delhi Cabinet to the Authority and the Ministry of Urban Development for its consideration. A large number of representations received by the Ministry of Urban Development from various interest groups such as RWAs, Lawyers, Doctors, Chartered Accountants, Traders, residents etc. were also considered. Personal interaction with various interest groups as well as elected representatives including Members of Parliament, Members of Legislative Assembly, Municipal Councilors were held by the Minister and the Minister of State for Urban Development at various points of time.

As part of the statutory process, the Draft Master Plan had been notified for inviting public suggestions/objections through Gazette Notification dated 16.3.2005 and public notice in newspapers on 08.04.2005. In response, about 7000 suggestions/objections were received,

which were considered by the Board of Enquiry in DDA, which met on 17 occasions and also offered personal hearing to about 611 persons/organizations. The DDA considered the revised draft MPD-2021 along with the report of the Board of Enquiry in three sittings held on 29.12.2006, 04.01.2007 and 10.01.2007 before it was sent to the Ministry of Urban Development for approval. The Ministry of Urban Development considered the proposal in the light of the inputs received from DDA and from various quarters and finally approved the Master Plan for Delhi 2021 in the present form.

RESPONSE TO IMMEDIATE CONCERNS:

In the context of present crisis with respect to demolitions, sealing, etc. the Master Plan address the concerns of the citizens as follows:-

MIXED USE:

- Retail shops have been allowed in residential plots on ground floor on mixed-use streets and commercial activity on all floors on commercial streets/areas. In addition, small retail shops of up to 20 sqm have been allowed on ground floor, in residential areas, including group housing, A & B colonies, village abadis and unauthorized colonies. Clinics and dispensaries permissible within 20-sqm area in residential areas.
- Commercial use existing prior to 1962 and commercial activity to the extent permitted in MPD 1962 has also been protected. Pre-1962 colonies have been equated to rehabilitation colonies within their respective categories.
- Nursing Homes, Dispensaries, Clinics, Banks, Nursery schools, Guest Houses, etc. have been permitted in residential plots subject to criteria of plot size and Right of Way (ROW) of the road.
- No restriction of plot size and ROW for Nursing Homes, Clinics, Dispensaries, Pathology Labs in Walled City, Walled City Extension, Village abadis and Unauthorised regularized colonies. Relaxation in minimum plot size up to 100 sqm. For Nursing Homes, Clinics, Dispensaries and Pathology Labs.
- Existing Schools in non-conforming areas have been given opportunity to continue during next 3 years, subject to regularization. Coaching centers and tuition centers may permissible in residential plots and those in non-conforming area allowed to continue till end of May 2008.
- List of professionals who can operate from residential premises has been expanded. It includes Lawyer, Doctor, Architect, Chartered Accountant, Engineer, Company Secretary, Cost and Works Accountant, Town Planner, Media Professional, Documentary Makers.

- Basements may be used for professional activity in residential areas as well as for shop notified mixed use/ commercial streets.

HOUSING

- Floor Area Ratio and group coverage have been substantially enhanced. With a view to providing more space for lower income strata of society, FAR has been enhanced from 225 to 350 for small plots.
- Special Building Regulations have been proposed for Walled City, Walled City Extension, Unauthorised Regularised Colonies and Village Abadis keeping in view their historical and special character, subject to a height of 15 m, and punitive action to be precluded till then subject to registration within four months and submission of structural safety certificate within six months.

NCRPB Act, 1985

To provide for the constitution of a Planning Board for the preparation of a plan for the development of the NCR and for coordinating and monitoring the implementation of such plan and for evolving harmonized policies for the control of land uses and development of infrastructure in the NCR so as to avoid any haphazard development of that Region and for matters connected therewith or incidental thereto.

PROVISIONS AS GIVEN IN NCR PLAN ABOUT DELHI

Important provisions of the NCRPB Act -1985

Section 10 of the Chapter IV of the NCRPB Act, 1985 makes the following provisions for the preparation of the Regional Plan:

- 10(1) The Regional Plan shall be a written statement and shall be accompanied by such maps, diagrams, illustrations and descriptive matters as the Board may deem appropriate for the purpose of explaining or illustrating the proposals contained in the Regional Plan for every such maps, diagram, illustration and descriptive matter shall be deemed to be a part of the Regional Plan.
- 10(2) The Regional Plan shall indicate the manner in which the land in the National Capital Region shall be used, whether by carrying out development thereon or by conservation or otherwise, and such other matters as are likely to have any important influence on the development of the National Capital Region and every such plan shall include the following elements needed to promote growth and balanced development of the National Capital Region, namely:
 - a. The policy in relation to land use and the allocation of land for different uses;

- b. The proposal for major urban settlement pattern;
- c. The proposals for providing suitable economic base for future growth;
- d. The proposals regarding transport and communications including railways and arterial roads serving the National Capital Region.
- e. The proposal for the supply of drinking water and for drainage.
- f. Indication of the areas which require immediate development as “priority areas”; and
- g. Such other matters as may be included by the Board with the concurrence of the participating States and the Union Territory for the proper planning of the growth and balanced development of the NCR.

Section 15 of the Act, 1985 gives directions regarding the review and how the revision is to be carried out which is as follows:

- 15(1) After every five years from the date of coming into operation of the finally prepared Regional Plan, the Board shall review such Regional Plan in its entirety and may, after such review , substitute it by a fresh Regional Plan or may make such modifications or alterations therein as may be found by it to be necessary.
- 15(2) Where it is proposed to substitute a fresh Regional Plan in place of the Regional Plan which was previously finally prepared or where it is proposed to make any modifications or alterations in the finally prepared Regional Plan, such fresh plan or, as the case may be, modifications or alterations, shall be published and dealt with in the same manner as if it were the Regional Plan referred to in sections 12 and 13 or as if they were the modifications or alterations in the Regional Plan made under section 14.

For the preparation of the fresh Regional Plan under Section 15(2) of the Act, 1985 the following procedure has been laid down in Section 12 of the Act, 1985;

- 12(1) Before preparing any Regional Plan finally, the Board shall prepare with the assistance of the Committee a Regional Plan in draft and publish it by making a copy thereof available for inspection and publishing a notice in such form and in such manner as maybe prescribed inviting objections and suggestions from any person with respect to the draft Regional Plan before such date as maybe specified in the notice.
- 12(2) The Board shall also give reasonable opportunities to every local authority within whose local limits any land touched by the Regional Plan is situated, to make any representation with respect to the draft Regional Plan.
- 12(3) After considering all objections, suggestions and representations that may have been received by the Board, the Board shall finally prepare the Regional Plan.

The Union Territory of Delhi is an area of 1485 sq.km. With a length of 48.5 km. And width of 59.1 km. In the last 8 decades, growth of Delhi is maximum, out of all the metropolitan cities of the country. During this period, it has grown to 26 times. Rate of growth of population of Delhi is increasing day by day.

1. System of preparation of 17 Zonal Plans, 272 Local Area Plans, more than 1500 new Unauthorized colonies to be regularised, 600 already Unauthorized Regularized colonies, about 50 Resettlement colonies, Urban, Rural villages & Census Towns (all 369 in numbers); In-situ development in Jhuggi clusters. This would be in terms of DD Act, Trunk Infrastructure and roads of the level of Master Plan & above.
2. Identification of roads, Express highways, National highways, Master plan roads, Relief roads, Tunnels, MRTS, Mono Rail in terms of locations, ROW's and proposed uses and special development within 500M on either side.
3. Proper inventory of un-used or less intensified pockets in formal and informal commercial areas.
4. Status and planning of wholesale markets at (i) NCR Central Region, (ii) In 4 directions of Delhi with integrated Freight complexes.
5. To search and carve out 2.0 lakhs commercial sites in colonies of different category of lands namely – (i) Nazul-I(I), (ii) Nazul-I(II), (iii) Nazul-II, (iv) Nazul-III, (v) Nazul-IV, (vi) MOR colonies and (vii) land along railway tracks etc.
6. Preparation of one Zonal Plan,
7. Other projects (Names given in Appendix No.1)

3. BASIC TOOLS OF NEW MASTER PLAN Change in Land Policy

- (i) from “Large Scale Acquisition, Development, Disposal of land” to “**Restricted** Acquisition for Trunk Infrastructure and getting it implemented”.
- (ii) Trunk development by Govt. agencies and peripheral + internal development by Cooperative sector and Private sector.

Based on this, Ministry of Works & Housing proposed a Policy in June, 1998 as given under:

- i) Long Term Perpetual Lease: be Converted into Freehold.
- ii) To Drop The Clause of Payment Of 50% Unearned Increase.
- iii) Stamp and Registration Laws to be Amended.
- iv) All unauthorized colonies be considered for regularization subject to

areas trunk infrastructure and large open spaces be left.

- v) Detailed rules & regulation to prosecute building & developers.
- vi) Minimum areas for land assembling is 12 HECT & in contiguous pockets.
- vii) Conforming land use as per MPD.
- viii) Development & construction as per building by laws.
- ix) 20% of the market value of gross areas to the Govt. for shelter fund.
- x) 10% of the built up areas for EWS / LIG.
- xi) Private developer responsible for internal & Peripheral development.
- xii) Peripheral services would be handed over to local body along with Deficiency charges (if any)
- xiii) Land required for social infrastructure & physical infrastructure would be provided by private D. or B. and would be handed over free of cost to the concerned authority.
- xiv) No objection would be issued with in one month after submitting complete application. For this a committee would be constituted.

4. BASIC TOOL OF NEW MASTER PLAN (Financial Policy)

- 4.1 Preparation of Plans namely Master Plan, Zonal Plans, Structure Plan etc. by Govt. (Public Sector)
- 4.2 Amount required for Coordination, Integration, Evaluation & Monitoring by Govt. (Public Sector)
- 4.3 Amount required for EWS & Slum Areas from Commercial Sector.
- 4.4 Entire development for MIG, HIG & Elites from Private Sector.
- 4.5 For Institutional use 50% from Public sector & 50% Private/Cooperative Sector.

5. BASIC TOOL OF NEW MASTER PLAN (Planning Policy)

- 5.1 Definition of planning as given in **What should be a Master Plan ?**
- 5.2 Many sections of the Act like 14 (Misuse of the Land use), Section 37 & 38 (Betterment Levy) have never been implemented, therefore, may be dropped if required.

6. MOST CRITICAL REQUIREMENT FOR DELHI UP TO 2021 AD

- 6.1 Making available 800 mgd of water
- 6.2 Making disposal of 700 mgd of Sewage

- 6.3 Making available of 4000 MW power
- 6.4 Making available of Metro in other parts of Delhi

7. POLICIES FOR REGULARISATION OF UNAUTHORISED COLONIES

So far, 23 policies have been formulated starting from 19th July, 1961 followed by ii.14th March 1963; iii. April 1966; iv. 28th October 1966; v.18.6.1968; vi.March, 1969; vii. 29.4.1969, viii. 26th August 1974; ix.16th Feb 1977; x.22nd March 1977; xi. 6th December 1978; xii. 29th May 1982; xiii. 29.5.1982 xiv.29.1.1983; xv.5.12.1983; xvi. DDA Resolution No. 116 dt.29.10.1984; xvii. September,1984; xviii. 1989; xix.13th Dec., 1990; xx. Cabinet decision of Central Govt. of December,2002; xxi. Cabinet decision of Central Govt. of February,2004; xxii. Malhotra Committee report and xxiii. Provisions given in MPD-2001 AD.

8. CREATION OF A DEPARTMENT OF DEVELOPMENT OF SUB-STANDARD AREAS (UNAUTHORISED COLONIES, UNAUTHORISED-REGULARIZED COLONIES, URBAN VILLAGES, RURAL VILLAGES, SLUM AREAS, RESETTLEMENT COLONIES & JHUGGI CLUSTERS)

A big exercise was done by Ministry of Works & Housing (Nirman aur Awas Mantralaya) Govt. of India vide letter No. J-13036/11/79/DDII-B dated 09.02.1979 on the subject of Creation of a special fund and preparation of coordinated plans for **development of sub-standard areas** of Delhi-Appointment of a Working Group.

PROJECT OF RS. 2677.00 CR. WITH A SEED CAPITAL OF RS. 45.00 CR.

9. ZONING REGULATIONS FOR INSTITUTION BUILDING; MP-2021 AD MAY BE FOLLOWED. DETAILS GIVEN IN APPENDIX NO.2

10. SANCTION OF BUILDING PLANS ON COMPUTER SYSTEM

A. District Centres already developed or in advanced stages of development are:

- | | |
|--------------------------|--|
| (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) |

B. Other District Centres in Delhi Urban Area in the process of development :

- | | |
|--------------------------------|------------------------------------|
| (i) Trans Yamuna Area- Shahdra | (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 | |

C. NON - HIERARCHICAL COMMERCIAL CENTRES

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

D. Non-hierarchical commercial centres, which are also providing services at city level, would also need to be redeveloped:

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

H. Names of some of the important projects are :

1. Opens canal road
2. Connecting Outer Ring Road and NH-1
3. Grade Separator (multi-layered flyover) at Raja Ram Kohli Marg intersection on Marginal Bundh Road, Geeta Colony.
4. Bridge across the Yamuna connecting Shanti Van on Ring Road to Geeta Colony
5. Road under-bridge connecting road No. 58 & 64 passing below Deli Ghaziabad railway line near Jhilmil Colony
6. (i) 40 MGD water treatment plant at Dwarka, (ii) Redevelopment of Jama Masjid, (iii) Minto Road Traffic Management Plan, (iv) Up-gradation of streetlights on PWD roads, (v) Bridges Yamuna near Geeta Colony and (vi) Flyover at Africa Avenue & Aruna Asaf Ali Road.
7. Tunnel from NH-24 to Millennium Park across the river
8. Ring road an eight lane road from Mayapuri to Naraina and Dhaula Kuan to Brar Square in Delhi Cantt.
9. Area around Old Delhi Railway Station will integrate with nearby markets: A traffic channeliser island, bus terminal, multilevel underground parking and space for informal trade.
10. 7 New Corridors NAMELY Sarai Kale Khan to INA, Road on the Najafgarh drain, East-West Corridor from Raj Ghat to Punjabi Bagh, North-South Corridor from Majnu Ka Tila to Dhaula Kuan, NH-8 to Janakpuri District Centre
11. Elevated road to connect Khel Gaon to Connaught Place
12. Kundli Expressway
13. Kalindi Expressway
14. 21 Multi level projects (Parking gets a multi-tier solution)
15. Construction of Modern Slaughter House
16. Development of River Yamuna
17. Efficient connection with ITO Complex; India Gate, Connaught Place & Delhi Gate to important parts of Trans Yamuna Areas
18. Metropolitan P. Railway terminal – Anand Vihar
19. Sanjay Lake / Sir Sobha Singh Park in TYA

DEMARCATIION OF WARDS / SUB ZONES

Boundaries of 272 Wards, direction-wise i.e. North, East, South & West, with reference to important roads and bench marks be defined on the paper. Name of the Councillors & Ward No. be also given. These may be related with DDA Planning Zones¹ i.e. A, B, C, D, E, F, G, H, J, K, L, M, N, O, P (names given under). On this basis, various wards plans in a Scale of 1:4000 would be prepared.

Demarcation be done in a Scale 1:4000 for all the wards / sub zones but in 1:2000 in Special areas like Walled City, Kashmere Gate, Sadar Bazar, Kadam Shariff, Bara Hindu Rao, Karol Bagh, Kishan Ganj etc.

Details be given in hard as well as in soft copies.

¹ **Zone-wise Area in Ha**

A Old City – 1159; B City Extn.(Karol Bagh) –2304; C Civil Line – 3959; D - New Delhi - 6855; E - Trans Yamuna – 8797; F South Delhi-I – 11958; G - West Delhi-I - 11865; H North West Delhi-I- 5677; J - South-Delhi-II - 15178; K - K-I West Delhi-II- 5782; K-II Dwarka – 6408; L- West Delhi-III- 22840; M - North West Delhi-II – 5073; N - North West Delhi-III – 13975; *O River Yamuna/ River Front –8070; P - P-I Narela - 9866; P-II North Delhi - 8534

* The above areas are approximate and the re-delineation and rezoning of the zones can be done with the approval of the Authority