

Planning Must 1

NEW DELHI

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EDITED BY



NEW URBAN LAND & PLANNING POLICY – DELHI

(MORE ATTENTION TO PRIVATE SECTOR TO EXPEDITE DEVELOPMENT)



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POLICY/CITY PLANNER

1 POLICIES IN THE LAST 50 YEARS

- (i) Land Acquisition and Development Scheme was at the National level for granting loans to State Governments for bulk acquisition and development of land for various purposes. The scheme came into enforcement on **20th October, 1959**.
- (ii) Control of Land Values in Urban Areas of Delhi; Acquisition; Development and Disposal of Land; No. F.37/16/60-Delhi (I), Govt of India, Ministry of Home Affairs dated **2.5.1961**, then modified from time to time.
- (iii) Government of India modified the basic scheme on **18th July, 1967**.
- (iv) The basic scheme was further enhanced vide Govt. Order of **December, 18, 1969**.
- (v) The then M.OF W& H further modified the basic scheme on **February, 5, 1970**.
- (vi) The Ministry of UD again modified the basic scheme on **2nd January, 1979** and defined functions for DDA as under.
 - (a) Preparation, monitoring, review and implementation of the Master Plan;
 - (b) Enforcement of land use controls as envisaged in the DD 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 activity;
- (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.

2 SUPPLY OF PLANNED URBAN SPACES IS MUCH LESS THAN DEMAND: THEREFORE, 60% UNDER UNAUTHORIZED DEVELOPMENT

TOTAL DEVELOPMENT IN THE LAST 40 YEARS

Total area developed = 30,000 hect.
Greens = 3600 hect. (4 Regional Park, 25 City Forests, 14 Sports Complex, 26 Play fields, few remarkable developed greens, lakes, forests)
Residential = 14670 hect.
Cooperative societies = 2320 hect.
Under Slum & JJ = 2634 hect.

Under Commercial = 4250 hect.

Under Industrial = 620 hect.

COMMERCIAL DEVELOPMENT

11 District Centres; 44 Community Centres; 138 Local Shopping Centres and 450 Convenience Shopping Centre;

INDUSTRIAL DEVELOPMENT

8 Industrial areas; Carving 3600 plots have been developed.

OTHER DEVELOPMENT

15 Stadiums and Sports centres by DDA and 2 Golf Course

11 Stadiums and village under Commonwealth Games

200 Monuments

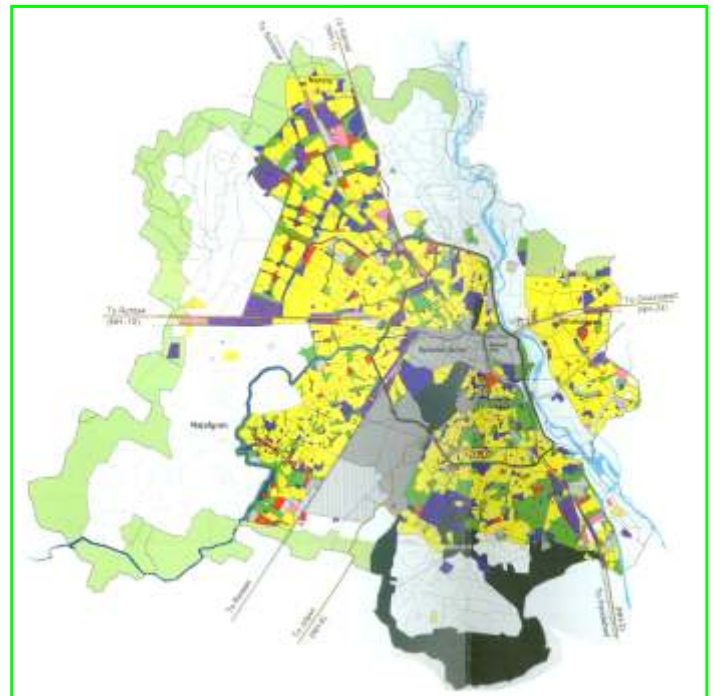
Thousands km. of roads with many ROB, RUB

Many Malls

3 URBAN SPACES TO BE DEVELOPED IN THE NEXT 10 YEARS (2011-2021)

MPD – 2021 AD STATES FOLLOWING FIGURES

- 1 Total geographical area – NCT Delhi = 1483.0 Sq.km.
- 2 Actual land available for urbanization up to 2021 AD = 276.3 Sq.km. (18.3%). Shown by white colour in the land use plan of Delhi.



4 PROVISIONS OF URBAN LAND & PLANNING POLICIES AS IN MPD-2021 AD

4.1 LAND POLICY

The land policy would be based on the optimum utilization of available resources, both public and private in land assembly, development & housing.

4.2 PUBLIC PARTICIPATION AND PLAN IMPLEMENTATION:

- Decentralized local area planning by participatory approach;
- Performance oriented planning and development, with focus on implementation and monitoring.

4.3 REDEVELOPMENT:

Incentivised redevelopment with additional FAR has been envisaged as a major element of city development covering all the areas;

- i. Planned Areas: Influence Zone along MRTS and Major Transport Corridor; under utilized / low-

density areas; Special Area; shopping/commercial centres; Industrial areas/clusters and resettlement colonies.

- ii. Unplanned Areas: Villages; unauthorized colonies and JJ Clusters.

4.4 SHELTER:

- Shift from plotted housing to group housing for optimal utilization of land;
- Private sector participation for development / redevelopment of housing;
- Removing unnecessary controls (like height) for optimum utilization of land and to facilitate creation of 'signature' projects.
- Enhancement of ground coverage, FAR and height for all categories of residential plots.

- 4.5 **HOUSING FOR THE POOR**
- In-situ slum rehabilitation, including using land as a resource for private sector participation.
 - In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent of 15% of permissible FAR or 35% of dwelling

units on the plot, whichever is higher.

- Housing for urban poor to the extent of 50-55% of total;
- Re-categorization of housing types, development control norms and differential densities to make EWS/LIG housing viable and economical.

5 FIRST PRIORITY FOR THE PLANNING & DEVELOPMENT OF TRUNK INC. CIRCULATION INFRASTRUCTURE (WATER, SEWERAGE, DRAINAGE, POWER AND ROADS OF 30 M & ABOVE; FLYOVERS, ROB/RUB AND ALSO RAILWAYS; METRO/MONO RAILS AND OTHER FACILITIES AT M.P. LEVEL)

The following steps should be followed:

- 5.1 Section 4, 6 and 17 of Land Acquisition Act should be applied simultaneously irrespective of whether the area is lying vacant, has built-up structures or fake religious buildings.
- 5.2 The entire process of survey and planning, taking over possession of the land, alternate allotment of urban spaces and payment of compensation etc. should not take more than six months.
- 5.3 Once a plan of trunk infrastructure/important facilities is finalized and approved, these services should be demarcated on the site with stone pillars. Due publicity should be made with the help of location plans, announcements, public notices, radio and TV, so that the public is apprised of the situation and does not squat/encroach on land earmarked for these purposes.

- 5.4 Cost of alternate allotment of urban spaces should be charged to the project of laying of trunk infrastructure.
- 5.5 There should be a legal provision in the Act regarding allotment of alternate accommodation in all cases of affected parties in land acquisition, so that people are not uprooted and harassed. These allotments should be subject to the condition that he/she or his/her dependents do not have any other property in the National Capital Territory of Delhi, and other required administrative measures, terms and conditions etc. in force at that time.
- 5.6 Stay orders should be granted only in genuine cases. It is observed that people encroach upon public land with the help of stay orders.

6 PLANNING & URBAN LAND POLICY TO INVOLVE PRIVATE SECTOR

- 6.1 Registration of the society/association for the planning & development of the area.
- 6.2 Plans would be prepared by Private Sector with full involvement of Public Sector based on the following system.
- (i) Land use as per NCR Plan -2005 and Master Plan of 2021 AD
 - (ii) Trunk Infrastructure (Physical, Circulation, Social, Economic, Ecological and Emergency) as per MPD-2021 AD and Zonal Plan/Sub Zonal Plan.

- (iii) Detailed plans showing Trunk, Peripheral & Internal Infrastructure.
 - (iv) Approval of the layout plans under D.D. Act /MCD Act as per location and jurisdiction.
- 6.3 Funding of the Project.
- (i) Development of Trunk Infrastructure should be partly by the funds of Central / State Govt. and the balance by using & auctioning commercial sites. This is a critical issue and decision has to be taken by the Govt.

- (ii) Other Peripheral and Internal development would be completely by the funds of beneficiaries.
- (iii) To formulate a policy for the development of Social Infrastructure which can be partly used by the Govt.; partly by Cooperative Societies both on reserve price and the balance by market forces by action.

- (iv) Development of commercial sites and put it for auction.
- (v) Amount received would be used for the purpose of construction of EWS housing, informal sector shops and other development.
- (vi) Permit building activities only after Trunk

7 SYSTEM OF PLANNING & DEVELOPMENT BY PRIVATE SECTOR:

- 7.1 The entire land would be acquired by the DDA under Land Acquisition Act with the funds of private developers and builders to be received in advance.
- 7.2 A developer/builder has to pay the cost of acquisition, 50% cost of trunk infrastructure and proportionate cost of peripheral infrastructure and some essential buildings of social infrastructure on actual basis, on the principle of no profit no loss.
- 7.3 Private Developers / Builders has to assemble land minimum to the following extent.
 - i. For residential development = 20 hect.
 - ii. For facility corridor = 10 hect.
 - iii. For commercial use = 5 hect.
- 7.4 Return of the developed land; once the land is developed then Developer/

Builder will be given back the following extent of land.

- i. Residential – 40%
- ii. Facility corridor – 35%
- iii. Commercial – 30%

Balance land would be used for (i) Trunk Infrastructure, (ii) EWS housing, (iii) Informal Commercial sector.

7.5 Time Limits

- i. Complete comprehensive planning at Macro, Meso and Micro level including of Trunk Infrastructure – 6 months.
- ii. Laying of Trunk Infrastructure by various authorities namely – Jal Board, Electricity Department, PWD, DDA, MCD – 2 years.
- iii. Peripheral and Internal Development to be started after one year of start of Trunk Infrastructure and to be completed after one year of completion of Trunk Infrastructure

Therefore, total time taken is 3.5 years or maximum 4 years.

QUALIFICATION

1. B.Sc. in 1956 from Meerut College Meerut
2. B. Arch. (GMD) in 1961 from ROORKEE, IIT and got **Gold Medal**
3. P.G. Degree in Town & Country Planning in 1963 from SPA, Delhi
4. P.G. Dip. In Regional Development Planning from ISS, Netherlands in 1969
5. Fellow Member; (i) ITPI, (ii) Institute of Architects, India, (iii) Institute of Engineers, India, (iv) AMDA,
6. Many small Diplomas and Certificates

PRESENT ASSIGNMENTS

1. Director of Universal Institute of Computers & Technology
2. Director of R.G. Macro Planners Pvt. Ltd.
3. **President – “Character Infrastructure Educational Society”**
4. **Vice-President of “Climate Change Research Society”**
5. Co-opted Member of the BLS of **Delhi Vidhan Sabha**
6. Advisor to Municipal Corporation of Delhi and Planning Department, Delhi Govt.
7. Working in Four Private Companies and on few Private projects

EXPERIENCE IN DIFFERENT OFFICES: EX.:

1. Sr.Pvt. Secretary to a 'Joint Committee –Parliament'
2. Delhi Development Authority – 1965-94 (29 years)
3. Advisor in NCR-PB in 1994-96
4. Advisor in Delhi State Industrial Development Corporation
5. Advisor in Delhi Livestock Products Processing Corporation
6. Advisor in Traffic & Tourism Development Corporation
7. Advisor in Slum Department
8. Advisor to AMDA

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