

# Planning Must **2**

NEW DELHI

NOVEMBER 2010



**R.G. GUPTA**  
POLICY/CITY PLANNER

## TAKING CARE OF UNCARED BUILDINGS IN DELHI

**1 ON 15TH NOVEMBER A BIG INCIDENCE, TOOK PLACE AT LAXMI NAGAR, TYA. IN THE INCIDENCE ABOUT 70 PEOPLE DIED AND MANY INJURED. IT IS A BAD INCIDENCE KNOWN TO GOVT., MCD AND PRIVATE SECTOR.**



### **2 DELHI HAS FOLLOWING TYPES OF DISTINCT DEVELOPMENT**

- 2.1 Planned areas; developed by MCD, DDA, NDMC, Cantonment Board, Railways, Central Govt., L&DO, MOR, CHBS and other Private Developers.
- 2.2 Unplanned areas; Un-Regularized colonies (600) ; Unauthorized colonies (about 1600), Unauthorized industrial colonies (20), Urban villages (180), Rural villages (160), Census Towns (20), Resettlement colonies (50), Jhuggi clusters hundreds, Slum Designated areas.
- 2.3 Informal Commercial including hundreds of workshops.
- 2.4 Unplanned and inadequate parking areas.
- 2.5 Structures in ROW of Trunk Infrastructure and roads.

### **3 POLICIES FOR PLANNING & DEVELOPMENT**

- 3.1 Re-plan, Re-develop & Re-construct all planned & unplanned areas  
Incentivized redevelopment with additional FAR as a major element of city development covering all the areas;
  - i. 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
  - ii. Unplanned Areas: Villages; unauthorized colonies and JJ clusters.
- 3.2 All the times in Public Private Partnership (PPP)
  - Decentralized local area planning by participatory approach;
  - Performance oriented planning and development, with focus on implementation and monitoring.
- 3.3 Transparency to be maintained between Public & Private Sector
- 3.4 TDR (Transfer of Development Rights) .
- 3.5 Land Policy would be based on the optimum utilization of available resources, both, public and private in land assembly, development & housing.
- 3.6 Financial Policy to be formulated by Central Govt. & Delhi Govt.
- 3.7 Legal Framework to be formulated by Central Govt. & Delhi Govt.
- 3.8 Unauthorized colonies, which are to be regularized as per government policy, should be effectively incorporated in the mainstream of urban development. This requires provision of infrastructure development, services and facilities for which differential norms and procedures have been devised.

- 3.9 Different types of plans:  
 (i) Physical plan; (ii) Building plans; (iii) Structure plan; (iv) Completion Certificate and checking of unauthorized construction; (v) To keep intact peripheral and internal services & (vi) Trunk water & sewer lines;
- 3.10 Disaster Management
- Disaster Management centre provided in each administrative zone.

- Building regulations for safety of structures as per seismic zone
  - Provision for vocational and other educational facilities  
 Schools and training centres for mentally/physically challenged with differential development norms
- 3.11 A continuous educating the Public with regard to provisions given in the Master Plan and Zonal Plans should be there.

**4** PRIOR TO THIS A HIGH LEVEL WORKING GROUP BY M. OF W&H WITH JOINT SECY. (DD). AS CHAIRMAN JT. SEC. (FINANCE); VC, DDA; COMM. MCD; SEC. (L&B); DIRECTOR- PLAN FINANCE, MINISTRY OF FINANCE; DY. SEC. MINISTRY OF H.A; JOINT DIRECTOR, P. COMM. AS MEMBERS AND DEPUTY SECY. (DD) MINISTRY OF W&H AS MEMBER SECRETARY IN 1979. THE GROUP COMPLETED AND SUBMITTED THE REPORT IN 1980, WITH FOLLOWING RECOMMENDATIONS. RECOMMENDATIONS HAVE BEEN GIVEN IN APPENDIX NO 1.

**5** BRIEF DESCRIPTION OF THE MIS-HAPPENING ON 15<sup>TH</sup> NOVEMBER, 2010(FROM TOI – 17.11.2010)

Extracts has been given in Appendix No.2

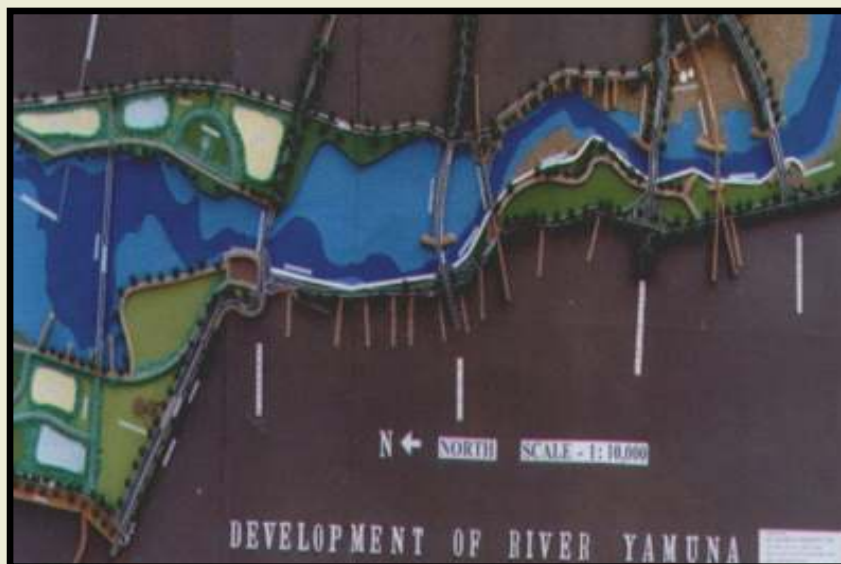
**6** DRAINAGE – SYSTEM HAS BEEN GIVEN IN APPENDIX NO. 3

**7** NAME OF THE UNPLANNED AREAS

Details has been given in Appendix No.4

## 8 ACTION SUGGESTED

- 8.1 Channelization of river Yamuna along with following important actions:
- to clean the water of River Yamuna
  - to increase the quantity of water in River Yamuna
  - to construct highways along left and right marginal bunds along with beautification of the banks of the River
  - to develop large parks in River Yamuna along with plantation of 10 lakh trees



8.2 In Delhi there are hundreds of good Archeological monuments which need at least plantation of 10 lakh trees to control Climatological effects.

8.3 Preparation of 20 years plans (2011-2031) of Trunk Infrastructure:

- (i) Increase in Water supply; construction of water treatment plants; and to lay distribution lines to feed 30 M population of Delhi by 2030.
- (ii) Laying of Sewer lines and construction of sewerage treatment plants.
- (iii) Drainage of different sizes and to control floods in Delhi
- (iv) To generate / arrange 6000 MW power; its proper transmission, distribution and finally metering
- (v) Solid Waste Management; i) separation, ii) collection iii) transportation, and then finally conversion into some useful product.



8.4 Demarcation of above infrastructure on site.

8.5 Demarcation of all roads of 30M and above along with ROB; RUB & Cloverleaf on site.

8.6 Demarcation of Metro Phase-III and Phase-IV.

8.7 Survey of all existing buildings which are more in height than permissible and also with weak foundations.

8.8 The entire action in Public and Private sector

8.9 Policy of Planning, Development, Constructions at various levels by a single authority.

8.10 Planning has to be in terms of i) Physical, ii) Financial, iii) Time.

8.11 Continuous transparency

8.12 Due important to E. Governance & M. Governance

8.13 Lastly coordination, integration, evaluation and monitoring should be at government level – say Delhi Government.

## APPENDIX NO. 1

### Recommendation of working group of MOWH for Development of Sub-Standard Areas

- i. The Project Report for development of sub-standard areas prepared by the DDA involving an investment of about Rs.110000 lacs, spread over a period of 10-20 years, be accepted as a desirable objective.
- ii. Taking into account financial constraints, atleast the core sector of the plan involving an investment of Rs. 42000 lacs, spread over a period of 10 years, should begin to be executed immediately.
- iii. For this purpose, there was a need for creating a revolving fund of Rs.4500 lacs to be divided between the DDA and MCD in suitable proportion by Govt. taking into account the functions assigned to each.
- iv. The entire cost of development may be borne by the beneficiaries ultimately and recovery of development charges from them must be ensured for which necessary legislative changes in the Delhi Municipal Corporation Act and Delhi Development Act, should be brought about so that recovery may be effected, if necessary, as arrears of land revenue.
- v. The Planning, evaluation and monitoring functions for execution of the plan, including functions relating to planning of acquisition of land, funding by way of raising capital from public and private sources and the utilization of land, capital and labour and their distribution between various implementing agencies, may be done by the DDA.
- vi. Execution of the project may, however, be carried out by the MCD and the DDA within their respective areas of operation subject to the following:-
  - a. The MCD would continue to have overall responsibility for provision of trunk services throughout the Union Territory besides maintenance of services;
  - b. The DDA would be responsible for Trans Yamuna areas, unauthorized colonies, Rural & Urban villages and Narela.
  - c. The MCD would be responsible for slum areas, including the Walled City and Resettlement colonies.
  - d. The DDA should prepare a detailed housing programme and the MCD a detailed programme for city-wise services which would also cover the services of sub-standard areas. International financial institutions such as International Bank for Reconstruction & Development, United Nations Development Programme etc. be tapped as possible sources of finance as in the case of Madras and Bombay.
  - e. Delhi Administration should transfer the thrust of development in Delhi from existing developed areas to the undeveloped areas within the entire Union Territory of Delhi.

## APPENDIX NO. 2

### EXTRACT TAKEN FROM NEWSPAPER (TOI – 17.11.2010)

1. **Officials who should have taken action**
  - i. Former Deputy Commissioner – Brigadier Rajinder Singh, S.U. Siddiqui
  - ii. Chief Engineer – Dalbir Singh
  - iii. Superintending Engineer – Anil Kumar
  - iv. Executive Engineer – J.P. Verma
  - v. Asstt. Engineer – P.K. Tiwari
  - vi. Junior Engineer – P.S. Tiwari
2. **R.S. Meena – Deputy Commissioner (Joined Nov. 1)**

We have checked records till 2001. This property wasn't booked for unauthorized construction. Illegalities, if any, happened several years back.
3. **Sohan Lal (Councillor)**

I raised the issue of water logging in MCD zonal meetings several times. I suggested people should not be allowed to construct basements around riverbed.
4. **ENDANGERING LIVES**
  1. 8 pm: The building collapsed within seconds. The five-storied building had been built without a proper foundation, pillars and columns. The basement had ankle-deep water since the floods in September which may have weakened its load-bearing capacity.
  2. The building collapsed like a pack of cards. The first and second floor of the building had big workshops where about 40 workers were present and on the other floors lived families. No one could escape.
  3. Most of the buildings in the area are sub-standard construction. Due to recent flood in the Yamuna, the water levels have increased and sub-soil water has flooded the basements. It is feared that many more buildings may be endangered and urgent steps are needed to save lives.
5. **WHAT THEY SAID**
  - The identification process is being done. We are giving double the compensation. Injured people are being treated in Lok Nayak Hospital. People living in nearby buildings have been evacuated. The builder will be severely punished so that no such incidents ever occur.

*Ms. Sheila Dikshit, Delhi CM*
  - We will conduct a survey of all the buildings in the area and take adequate measures, including demolition.

*K. S. Mehra, MCD Chief*
  - Prima facie it seems that proximity to Yamuna and waterlogging were the reasons behind the collapse.

*A.K. Walia, UD Minister*
  - As far as the safety issue is concerned, it will be time-bound from now on. We have discussed this aspect with the civic agency and even the building department a number of times in the past. They should now give importance to such matters. The inquiry will take place on these lines.

*Tejendra Khanna, Lt. Governor*

## APPENDIX NO. 3

### Drainage of Delhi

Drainage has two aspects: flood protection and storm water discharge, which are interrelated. The main drainage system of Delhi is such that all water collected through main drains, link drains and small rivulets is discharged into Yamuna. On the basis of topographical characteristics and existing drainage network, NCT of Delhi has been divided into five drainage basins namely (i) Najafgarh, (ii) Alipur, (iii) Shahdara, (iv) Khushak nallah and (v) Mehrauli.

Other measures essential for proper drainage are the following:

1. Drainage to be integral part of Road Development Plans/ flyover/Grade Separators.
2. A proper database should be prepared and GIS based drainage mapping and planning should be promoted.
3. Sub-wells need to be developed under flyovers for trapping rainwater.
4. Pump houses in low-lying areas should be provided with back-up power.

## APPENDIX NO. 4

### NAMES OF UNPLANNED AREAS IN TYA

#### A. South of G.T. Shahdara Road

Shanti Mohalla, Dharampura, Gyan Nagar, Subhash Mohalla, Raghubarpura, Raj Garh Colony, Raj Garh Extn., Mahila Colony, Jheel Khuranja, Rani Garden, New Lahore Colony, Shastri Nagar, Sunder Park, Kanti Nagar, Shankar Nagar, Azad Nagar, Arjun Nagar, Pandit Park, Ghondli, Shastri Park, Chandra Nagar, New Layalpur Colony, Radhey Puri & Etxn., Jagatpur, Baldev Park, Anarkali Colony, Govindpura, Brijpuri, Khureji Khas, Old Brijpuri, Silver Park, Guru Angad Nagar, Govind Park, Aram Park, Jagatpuri, Jitar Nagar, Shiv Puri, Arjun Nagar East Karkar Duma, Krishan Kunj, Vishwakarma Park, Ramesh Park, Narayan Nagar, Lalita Park, Kundan Nagar, Krishan Kunj, Mohan Park, Guru Angad Nagar West, Guru Ram Das Nagar, Jagat Ram Park, Guru Nanak Nagar, Laxmi Nagar, Shakarpur, Shakarpur Khas, Shakarpur Extn., Ganesh Nagar II, Ganesh Nagar Extn. II, Madhu Vihar, Chander Vihar, Hasanpur (Nangla), Joshi Colony, Mandawli, Vinod Nagar (West & East), Ambedkar Camp, Khichripur, Ghazipur, Rajbir Colony, Gharoli, Samaspur, Pandav Nagar, Patparganj, Shashi Garden, Pratap Nagar, Chilla Sarada Bangar, New Ashok Nagar; Dallupura, Durga Park colony,

#### B. North of G.T. Shahdara Road

Ghonda Patti, Gamri, Arvind Nagar, Gautam Vihar, Kartar Nagar, Ghonda Patti Chauhan, Jagjeet Nagar, Nayagaon, Brahmpuri, New Usmanpur, New Kathwara, Jagjeevan Nagar Kathwara, Gautampuri, Shastri Park, Maujpur, Jaffrabad, Chauhan Bangar, Silampur Colony, New Silampur Phase III, Kailash Nagar, Ajit Nagar, Silampur, Vijay Park, Maujpur, Jaffrabad, Harijan Basti, Kardampuri, Kabir Nagar, North Chhajjupur, Babarpur & Extn., Chhajjupur, Balbir Nagar Extn., Gorakh Park East, Balbir Nagar, Shivaji Park, Rohtash Nagar East, Kabul Nagar, Ram Nagar, Durga Puri, Gorakh Park West, New Jaffrabad, Rohtash Nagar West, Subhash Park, New Silampur Phase IV, Partappura, Panchsheel Park, Oldanpur, Dwarkapuri, Welcome Silampur, New Silampur Phase III, Silampur, Kanti Nagar North (Oldanpur), Kanti Nagar South, Bihari Colony, Bhola Nath Nagar, Shri Ram Nagar, Makki Sarai, Shahdara, Kasturba Nagar, Telibara, Farash Bazar, Mohram Mohalla, Shalimar Park, Sunder Park, Ashok Nagar, Hardev Puri, Nathu Colony, Sakdarpur, Chandra Lok, Jagatpuri, New Jagatpuri Extn., New Modern Shahdara, Bhagwanpur Khera, Ram Nagar Extn., Mansarowar Park, Ram Nagar



East, Kanshipur, Jawala Nagar, Ambedkar Nagar, Taharpur, Kalandar, Jeevan Sarita, Ghisa, Sahid Nagar, Chikambarpur, Indira Camp, Rajiv Colony, Sonia Gandhi Camp, Janta Colony, Sonia Vihar & Extn., Bhagat Singh colony, Prakash Vihar, West Karawal Nagar, Karawal Nagar (Dehroti), Sadatpur, Harijan Basti, Karawal Nagar, New Chauhanpur, Manglam Vihar, Shiv Vihar, Patel Vihar, Rama Garden, Amar Vihar, Rajiv Nagar (Shri Ram Colony), Dayalpur & Extn., Sadatpur, Mustafabad (Dayalpur), Sherpur, Biharipur, Khajuri Khas, Munga Nagar, Brijpuri, Chand Bag, Chandu Nagar, Bhajanpura, Garhi Mandhu, Subhash Mohalla, West Ghonda, Govind Vihar, Maha Lakshmi Enclave, Babu Nagar, Man Singh Nagar, Old Mustafabad, Indira Vihar, Bhagirathi Vihar, Johri Pur, Chaman Park, Johri Enclave, Ganga Vihar, Gokalpur, Tunda Nagar, Vijay Park, Saboli, Saboli Colony, Mandoli & Extn., Harsh Vihar, Gagan Vihar

#### 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

**R.G. GUPTA**  
POLICY/CITY PLANNER

**UPS Campus, Block-A, Preet Vihar, Delhi-110092**  
**Ph. 011-2244-0117 (T/F); 98110-18374 (M)**  
**E-mail: ram\_gopal\_gupta@yahoo.co.in**