

MINI MASTER PLAN OF RURAL DELHI

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PART - ONE

BASICS OF MINI MASTER PLAN OF RURAL DELHI (MMP)

INTRODUCTION

- 1. It involves planning , development, construction, management & maintenance of Physical, Social, Economic & Ecological Rural Spaces & Infrastructure.**

As per 1991 Census, there were 195 rural villages proposed to be divided into three tiers- 15 as Growth Centre; 33 as Growth Points and 147 as Basic Villages.

This classification is based on the following components based on existing & projected findings :

- 1. Population**
- 2. Growth of Population**
- 3. Physical Infrastructure**
- 4. Available social infrastructure**
- 5. Potentiality for development**
- 6. Transport and Communication**

2. PROVISIONS IN THE SECOND MASTER PLAN OF DELHI

Based on the population, its growth rate and road linkages, Master Plan of Delhi -2001 identified 5 villages for the location of major health facilities and markets & other 6 villages to cover the deficiencies of education and health facilities as well as location of rural industries. Names have been given ahead : but nobody cared for these provisions & worked accordingly .

S.No. Settlements

Facilities

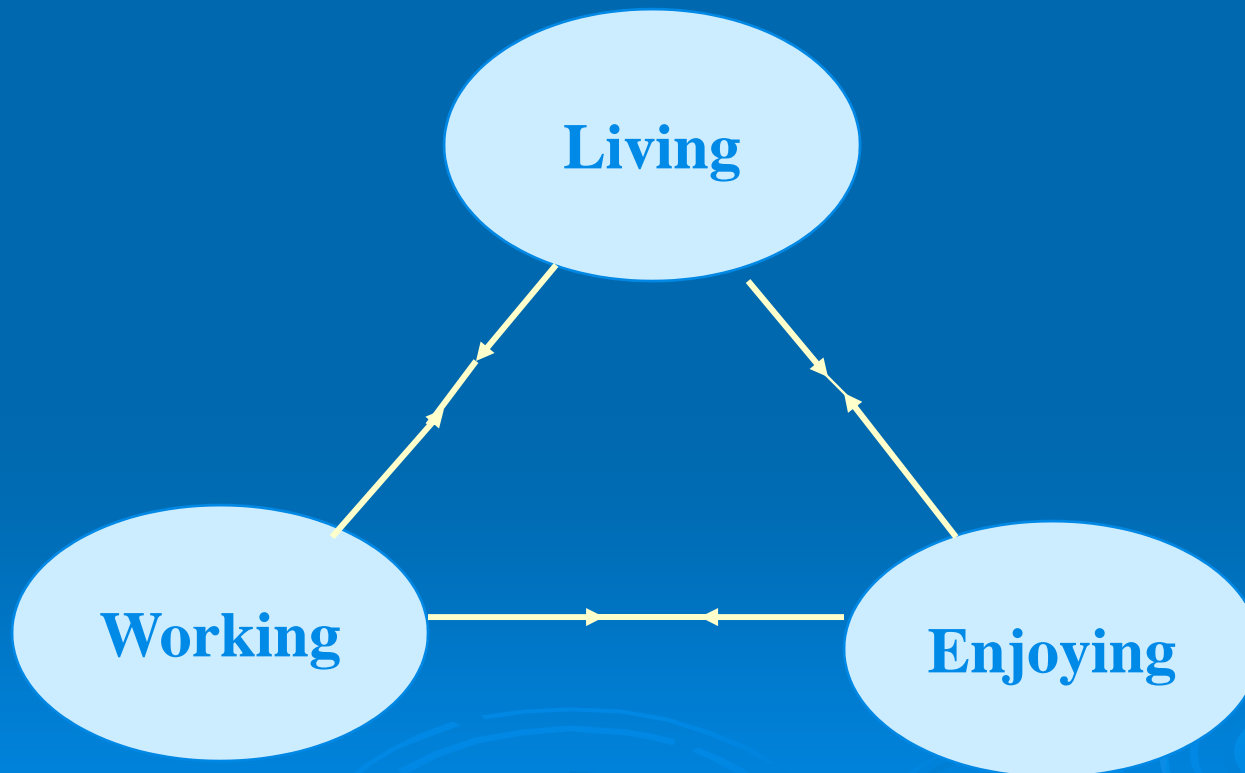
- | | | |
|-----------|----------------------|--|
| 1. | Bakhtawarpur | Hospital, health centre, dispensary, vett. hospital, rural industrial area, commercial centre |
| 2. | Bawana | Health centre, dispensary, rural industrial area, commercial centre |
| 3. | Zharoda Kalan | Hospital, dispensary, veterinary hospital rural industrial area & commercial centre |
| 4. | Dhansa | Dispensary rural industrial area and commercial centre |

- | | | |
|-----|------------|--|
| 5. | Chawala | Hospital, veterinary hospital,
rural industrial |
| 6. | Jagatpur | Dispensary & rural industrial area |
| 7. | Ghogla | Dispensary & rural industrial area |
| 8. | Jaunti | Dispensary & rural industrial area |
| 9. | Mitraon | Dispensary & rural industrial area |
| 10. | Gommanhera | Dispensary & rural industrial area |
| 11. | Qutab Garh | Dispensary & rural industrial area |

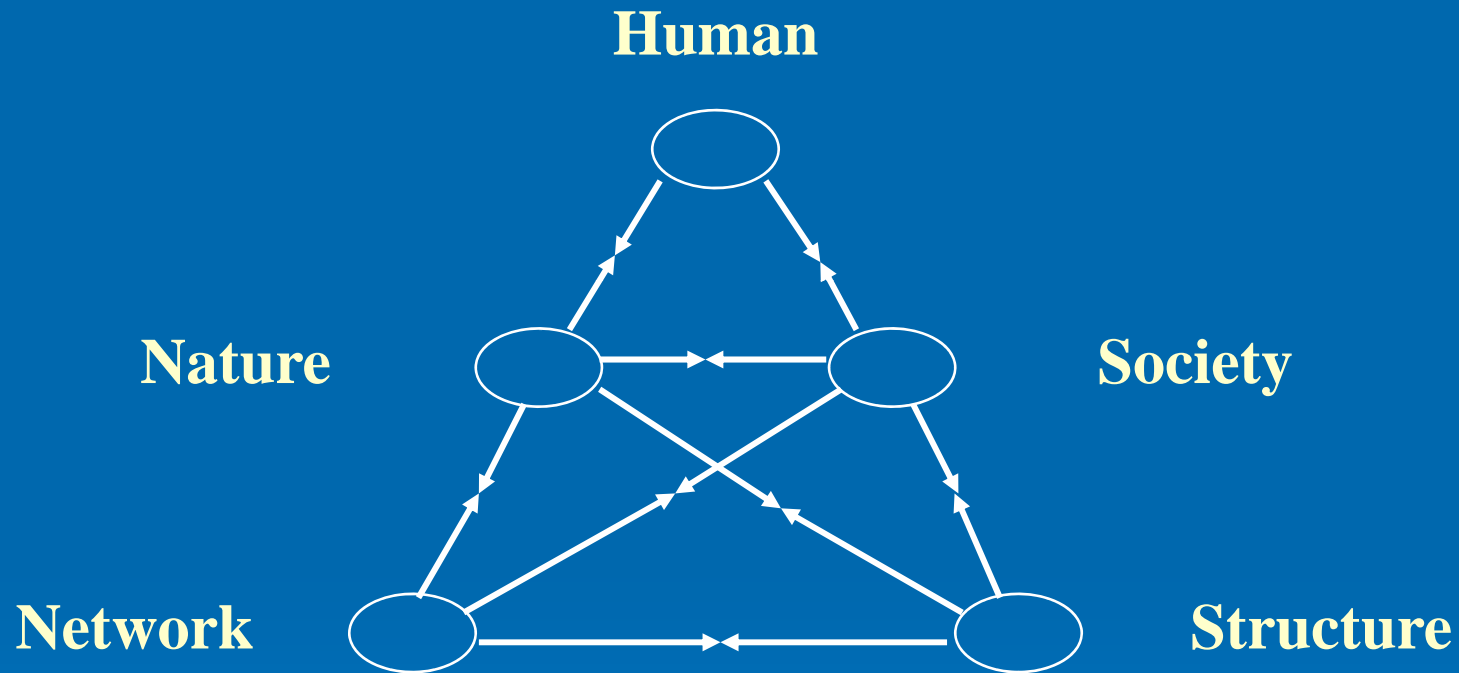
Note ; Some body should work that how much has been achieved so far; if not Satisfactory, then why?

3. CONCEPT OF DEVELOPMENT OF RURAL AREAS

HUMAN ACTIVITIES



4. BASIC ELEMENTS



Can be tackled with proper Coordination, Integration, Evaluation & Monitoring of these .

5. GROWTH CENTRES

- **Catchments Area** 40 to 50 sq.km
- **Population** 50-60 thousands
- **Non agriculture in character – big shopping complex, buildings of public & semi public facilities, largely managed by NGO and some by Govt., small industrial estate, Administrative office of the BDO ; Office of the Irrigation Department - Delhi Govt., offices of MCD .**

Physical Infrastructure

- i) Water, ii) Sewerage, iii) Drainage, iv) Solid waste disposal , v) Power, vi) Tele-communication, vii) roads

Social Infrastructure

- i) Health, ii) Education (Primary, middle, senior secondary school & college), iv) Security (Police station, Police posts), old age homes , v) Safety (fire), vi) Justice, vii) Recreation, viii) Shelter, ix) Community Hall / Panchayat Ghar, x) Post office with telegraph facilities, xi) Library, xii) Veterinary Hospital, xii) Parks / Playgrounds, xiii) Open spaces

Economic Infrastructure

- i) Banks, ii) Insurance Companies, iii) Cinemas, iv) Storage for Fertilizers / insecticides & fertilizers, v) Type of Industries – Small machine shop, workshop for welding, electroplating, small - scale hosiery goods, cotton spinning & weaving, dyeing, trunk & suitcase making, tailoring & ready-made garments, fruits & vegetable storage & canning, earthen pottery, footwear, dari & carpets, wire products, paper envelops, cardboards, button, combs, hair clips, diary & its products.

Recreational / Ecological Infrastructure

- i) Recreational facilities, ii) Pleasure parks for different age groups, iii) Restaurants, iv) Auditorium, v) Shopping Centres, vi) Mandies, v) Dairy Colony

6. GROWTH POINTS

Catchments Area - 25-30 sq.km.

Population - 20-25000

Shopping centre of medium scale, primary, middle & senior secondary schools; library / club / adult education centre; post, telegraph & telephone office; Co-operative societies; primary health centre; sports complex, multi-purpose community centre; gathering & religious places.

7. BASIC VILLAGES

Each will have a multi-purpose community centre with 8 to 10 shops / kiosks; public park; primary school; sport stadium for rural sports; public conveniences; space for melas and religious-culture gathering; community water hydrants; latrines & electricity; sub-post office etc.

8. IMPLEMENTING ORGANISATIONS

Planning, development, construction, management & maintenance of 5 basic elements namely - Human (15 lakhs), Networks – (water, sewerage, drainage etc.), Nature – (to control water, air, noise & soil pollution), Society – (education, health, security, safety, justice, recreation, shelter etc.), Structure – (of different land uses) or

In terms of (i) Physical Infrastructure, (ii) Social Infrastructure, (iii) Ecological & Economic Infrastructure; all these components in a total area of 1487 sq.km. minus urban area; is a huge tasks. Therefore, there should be proper authorities for :

- 1. Planning – (Macro, Meso & Micro level)**
- 2. Development – (Different types of Infrastructure)**
- 3. Construction – (Buildings of various land uses in Public & Private sector).**

- Management of Rural spaces
- Maintenance of Rural spaces

This would involve Central Govt. at Policy level, State Govt. at planning, development, construction level of various elements and land uses and a SPECIAL AUTHORITY TO GET VARIOUS PLANS & PROPOSALS IMPLEMENTED.

DEVELOPMENT OF 14 COMPONENTS

S. No.	Activities	Authority / Organization
1.	Utilities and services namely potable water, sewage disposal and storm water drainage	Jal Board & SDU
2.	Power	Regulatory authority
3.	Gas Supply system	GAIL
4.	Postal, telegraph & telecommunication	P&T Deptt. & MTNL
5.	Agriculture, forestry, animal husbandry poultry, fishery and other primary sector activities	Dev.Commr., Delhi Govt.

- | | |
|--|--------------------------------------|
| 6. Floriculture | Delhi Govt./APEDA |
| 7. Acquisition of land and allotment of alternate urban spaces to the affected units | L&B Deptt., Delhi Govt. |
| 8. Preservation and conservation of historical monuments and to maintain ecological balance | ASI & Horticulture Deptt. |
| 9. Protection of physical environment to control water, air and noise pollution | Delhi Pollution Committee |
| 10. Provision of social infrastructure | |
| a. Education | Directorate of Edu. |
| b. Health | Directorate of Health |
| c. Security | Police Deptt. |
| d. Justice | Courts & Panchayats |

11. Planning and development of industrial estates

Commissioner of Industries, Delhi Govt. & DSIDC

12. Construction of Group Housing

Any Govt. Body

13. Development and construction of shopping centres

Any Govt. Body with involvement of private sector

**14. Traffic & Transportation problems
i.e. widening of roads, improvement of intersections, construction of express and exclusive cycle tracks**

**MCD and PWD
Delhi Govt.**

9. FINANCIAL DIMENSIONS

Financial Dimension of as calculated, in 1997 was Rs. 883* Crore to execute different programs .

	(Rs. In Lakhs)
(a) Cost of Acquisition of Land	30,990
(b) Cost of Development	7,141
(c) Re-development of Ex. Vill. abadies	2,350

*** This is for the entire rural areas.**

(d) Laying of Trunk Infrastructure and Roads

		Rs. In Lakhs
1.	Water Supply	3,000
2.	Sewage Disposal	5,000
3.	Drainage	2,000
4.	Power	14,000
5.	Roads	4,000

(e) Construction of Building for Various Community Facilities

Rs. Lakhs.

1.	Educational	2,752
2.	Medical & Public Health	2,060
3.	Social Security	2,160
4.	Social Justice	1,170
5.	Recreational	293
6.	Veterinary Dispensaries	8,555

(f) Commercial **1,850**

(g) Industrial Estate **2,330**

(h) Residential Housing **6,000**

(i) Irrigation Facilities **1,106**

Total **88,322**

PART - TWO

➤ RE-DEVELOPMENT OF EXISTING VILLAGE ABADIES

1. PROVISIONS FOR DEVELOPMENT OF VILLAGE ABADIES

For the re-development of existing village abadies, an OUTLAY OF RS. 23.50 CRORES (1999) was needed. Currently, such activities are under- taken by MCD. The work will proceed, in phases, in coordination , and integration with laying of trunk infrastructure in adjoining commercial centres and industrial estates. The outlay on this account should figure in the plan outlay of the Corporation.

2. COMMERCIAL CENTRES & INDUSTRIAL ESTATES

A major portion of the expenditure on Commercial Centres, and Industrial Estate will be taken care of **by private initiative**, except for public use or for providing relief to the weaker sections of society.

10 % OF TFA WILL BE CONSTRUCTED FOR USE OF GOV. DEPTS such as Regional / sub-offices of MMP; Sub-offices of Extension Agencies; Circle Offices of Food & Civil Supply Departments; Zonal Offices of Education Department; Collection centre of Revenue Department etc.

3. RESIDENTIAL HOUSING

About 1000 hect. of land acquired will be utilized for residential housing .

A major portion of developed land will be utilized in construction of involving AN OUTLAY OF RS 60 CR. to be allotted to different categories of persons, under set rules and procedure.

The remaining area developed for housing will be carved into plot of suitable size to be disposed off by way of public allotment / auction.

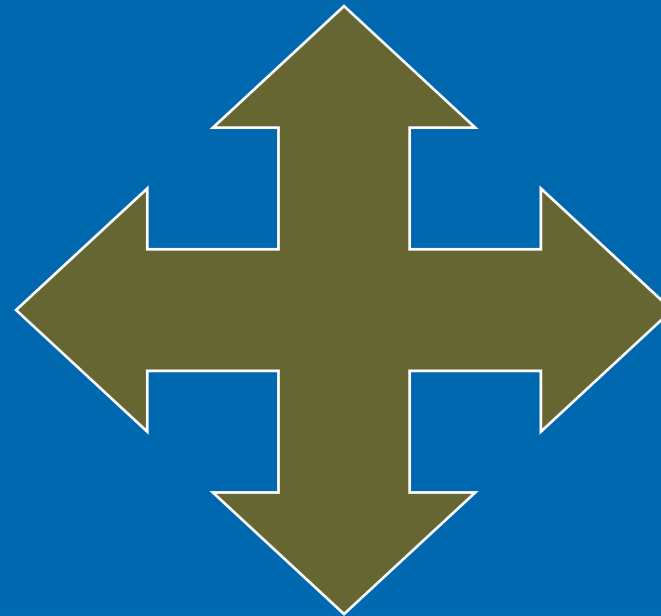
PART - THREE

KANJHAWLA GROWTH CENTRE

1. PHYSICAL DIMENSIONS

**AN IMAGINARY LINE OF KANJHAWLA
GROWTH CENTRE IN THE NORTH**

**HARYANYA
BOUNDARY IN
THE NORTH
WEST**



**URBAN LIMITES &
URBAN EXTENSION IN
THE EAST**

ROHTAK ROAD / NH-10 IN SOUTH

**NO. OF SOCIO-ECONOMIC FACILITIES IN KANJHAWLA GROWTH
CENTRE & CATCHMENT AREA IS MUCH LESS THAN REQUIRED.**

2. CONCEPT

PLANNING ON THE BASIS OF:

- i) POPULATION,
- ii) GROWTH RATE
- iii) OTHER DEMOGRAPHIC CHARACTERISTICS.
- IV) NODALITY,
- V) POTENTIALITY OF DEVELOPMENT OF
INFRASTRUCTURE & FACILITIES ETC.

VI) IT WOULD ACT AS A CENTRE OF PRIMARY & SECONDARY ACTIVITIES FOR KANJHAWLA BASIC VILLAGE AND TERTIARY ACTIVITIES FOR ALL BASIC, G. POINTS & G. CENTRE IN ITS CATCHMENT AREA.

TO MAKE IT A FOCAL POINT FOR NW DELHI AND SOME WHAT EQUAL TO BAWANA GROWTH CENTRE, IT WOULD HAVE PROPER STREET FURNITURE & ALL TYPES OF REQUIRED INFRASTRUCTURE.

3. PLANS & SCOPE

LAND USE PLANNING OF LARGER AREA; OF 472 HECT. BOUNDED BY:

NORTH: NALLAH ALONG QUTAB GARH ROAD NEAR LADPUR VILLAGES.

SOUTH: MEETING POINT OF SULTANPUR MINOR ON GHEWRA-KANJHAWLA ROAD & ITS EXT.

EAST: SULTANPUR MINOR (CANAL) TOWARDS EASTERN BOUNDARY OF THE COMPLEX.

WEST: MUNGESHPUR DRAIN AND SMALL ACQUIRED PORTION TOWARDS WEST.

4. MESO LAND USE (PLANNING OF 158 HECT.)

IT IS BOUNDED BY:

**NORTH: 45M ROW LINKING BUDH VIHAR TO
LADPUR, MEETING WITH P.E.**

SOUTH: ACQUIRED LAND FOR GROWTH CENTRE.

EAST: 45M WIDE ROAD CONNECTING : G-K

**WEST: MUNGESHIPUR DRAIN AND LAND ACQUIRED
TOWARDS IT.**

5 DETAILED PLANS & DESIGNS

FOCAL POINT: RURAL SHOPPING CENT., SWARN JYANTI PARK,
TOURISM WITH LEISURE ACTIVITIES & SMALL F.V. MARKET.

INDUSTRIAL AREA; PLOTTED DEVELOPMENT .

WHOLESALE MARKET: DAMB

RESIDENTIAL AREA: PWD.

P& SP BUILDINGS, & INST. PLOTS; BY INDIVIDUAL DEPTS.

CIRCULATION SYSTEM: DSIDC

ECO. INFRASTRUCTURE & STREET FURNITURE : DSIDC

ELECTRICITY; PRIVATE SECTOR & JOINT VENTURE.

6. ZONAL REGULATIONS (MPD-2001)

i. RESIDENTIAL USE

PLOTTED DEVELOPMENT	GROUND COVERAGE%	FAR	MAX.HT.
BELOW 50 SQM	75	150	8M
50-100 SQM	66	180	8M
ABOVE 100-250 SQM	60	160	11M
GROUPHOUSING	33.3	133	15M

NET HOUSING DENSITY SHALL BE 140 DUS/HECT WITH 15% VARIATION.

IN CASE OF GROUP HOUSING MINIMUM SIZE OF PLOT SHALL BE 4000 SQM.

MINIMUM AREA RESERVED FOR INFRASTRUCTURE FOR A GROUP HOUSING SHALL BE @ 9.55 SQM/PERSON

ii. DISTRIBUTION OF PARK & PLAY AREAS

TOTLOT	@	0.5 SQM PER PERSON
PARK	@	3.0 SQM PER PERSON
PLAY AREA	@	1.55 SQM PER PERSON

IN CASE OF BUILT ABADI NO CARRIAGE WAY SHALL BE < 4.5 M AND FOOT-PATH < 1.5M.

iii. COMMERCIAL USE

	GROUND COVERAGE %	FAR	MAX.HT.
LOCAL SHOPPING CENTRE	30	100	14M
CON. SHOPPING CENTRE	40	60	8M

7. SOCIO-ECONOMIC RESOURCES

i. AVAILABILITY OF RESOURCES

AS PER SURVEYS CONDUCTED BY THE DEPT. OF SOCIAL WORKS, UNIVERSITY OF DELHI, ON:

(I) HUMAN RESOURCES, II) HEALTH RESOURCES, III) TRANSPORT FACILITIES, IV) EDUCATION FACILITIES, V) COMMERCIAL FACILITIES, VI) WATER SUPPLY, VII) SANITATION FACILITIES, VIII) COMMUNITY ASSETS POSITION WAS ASSESSED.

**ii. AS PER SURVEYS CONDUCTED BY DEV.
COMM. – 1999.**

VISUAL SURVEYS OF RURAL SETTLEMENTS

**DEMOGRAPHIC STUDY, B) GENERAL
ENVIRONMENT, C) RURAL ENVIRONMENT**

**SURVEYS OF MAN AND SOCIETY; ON 2%
RANDOM SAMPLE.**

**SURVEYS OF STRUCTURE, NETWORK AND
NATURE IN TERMS OF QUANTITY & QUALITY.**

8. NORMS AS PER MPD-2001

i. COMMERCIAL AREAS

I) COMMUNITY SHOPPING CENTRE, II) LOCAL SHOPPING CENTRE, III) CONVENIENCE SHOPPING CENTRE, IV) INFORMAL SHOPPING.

ii. SOCIAL INFRASTRUCTURE

INTERMEDIATE HOSPITAL, B) POLYTECHNIC, C) NURSING HOME, CHILD WELFARE & MATERNITY CENTRE, D) DISPENSARY, E) PRE-PRIMARY SCHOOL, F) PRIMARY SCHOOL, G) SR. SEC. SCHOOL, H) TECHNICAL EDUCATION CENTRE, I) TELEPHONE EXCHANGE, J) HEAD POST OFFICE & ADMINISTRATIVE OFFICE, K) HEAD OFFICE WITH DELIVERY OFFICE, L) POLICE STATION, M) POLICE POST, N) FIRE STATION, O) ONE GAS GODOWN SITE, P) SOCIO-CULTURAL COMPLEX.

iii. ECOLOGICAL INFRASTRUCTURE

I. ECOLOGY, NATURE CONSERVATION AND PARKS

II. URBAN DESIGN

III. CONSERVATION OF HERITAGE

IV. COMMUNITY LIFE

V. CONDITIONS FOR HEALTH SAFETY AND CONVENIENCE.

9. PLANNING OF KANJHAWLA VILLAGE

i. OUTLINE OF PLANNING OF KANJHAWLA VILLAGE

TOTAL AREA = 26.3 HECT. (VILLAGE + EXTENDED LAL DORA) WITH 6,100 POPULATION AS PER 1991 CENSUS & 15,000 ULTIMATE POPULATION.

DENSITY = 400 PERSONS PER HECT.

**ALL THE EXISTING FACILITIES HAVE BEEN RETAINED
IT HAS A LARGE CATCHMENT AREA TO SERVE 3
GROWTH POINTS AND 8 BASIC VILLAGES**

ii. FOCAL POINT

Maximum importance, therefore located in between the existing abadi & new development.

Four components namely (i) rural craft centre & shopping centre, (ii) socio-cultural centre, (iii) swarn jayanti park and (iv) recreational use.

Located at 45m & 18m wide road

Rural character is maintained by low height building, maximum 2-3 storeys, with buildings with pitched roofs. Adequate parking areas

Artificial lake, water sports, oceanarium - DTTDC

Big swarn jayanti park

15m wide green strip for services in ducts & 3 rows of shady trees

Trees in all row of roads

Large number of trees in set backs

**Parking on the periphery and the pedestrian movements
in piazzas**

Trees of formal shape & uniform size & height

Parking @ 1.33 pcs per 100 sqm.

iv. TOTAL AREA = 15.0 HECT.

COMPONENTS

AREA IN SQM

Commercial use	41472
Health infrastructure	5400
F&v market-cum-Service centre	5740
Entertainment centre	13846
<u>Sub total</u>	<u>66458</u>
Cultural complex	5600
Utilities & services	5734
Part of recreational centre	4000
<u>Sub total</u>	<u>15334</u>

Swarn jayanti park	19000
Green belt	15373
Part of recreational centre	3918
Parking	17373
Circulation	13356
Sub total	69019
GRAND TOTAL	150811

**From economic point of view the entire focal point in 3 parts i.E.
6.6 hect. Fully commercial,
1.5 hect. At no profit no loss and
6.9 hect. At complete subsidy.
Details of all commercial complex have also been prepared.**

v. INSTITUTIONAL COMPLEX

Police station

Fire station

College

Medical college-cum-hospital

Training-cum-production centre

Poly-technic-cum-ITI

Heritage centre-cum-socio-cultural complex

Other institutional buildings at suitable points

vi. HARDER USES

Sewage treatment plant, garbage dumping yard in southern part of the complex to avoid adverse wind affects, unnecessary & unwanted traffic and use of depressed area.

vii. WHOLESALE MARKET

Segregated traffic lines

Service corridor for movement of goods & garbage

System of solid waste disposal

Services in ducts

Facilities core

Pedestrian mall

Facility parks

Green belt

Sorting, grading and collection squares

Solar energy system

Electronic display / information board

PART - 4

Other Details supplied to
DSIDC from time to time
during 1997 - 1999

Financial Planning & Estimates

- Components of Development
- Probable sources of Funding
- Rational Disposal Price of Land
- Preliminary estimates of Khanjawa Growth Centre
- Development of Shopping Centre.

Detail Planning of Services

➤ Physical Infrastructure

- Water Supply
- Sewerage
- Drainage
- Power
- Telecommunication

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