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PLANNING MUST 7

Years Spatial Plan of Delhi



R.G. GUPTA  
POLICY/CITY PLANNER

BASICS STATISTICS

1

POPULATION:

2011 – 17M;  
2016 – 20M and  
2021 – 23M

These figures are as predicted in the Master Plan of Delhi but it will be much more and by 2021 AD 28 Million.

2

AREAS USED / TO BE USED FOR URBANIZATION IN 2021 AD as in MP.

S.No.	Land Use	Area (Ha.)	%age to total Area (Ha.)
1	Total area	148,300.00	100.00
2	Built up Area	70162.0	47.31
3	Natural Features (Forest, river etc. )	19509.1	13.16
4	Sub – Total (Built-Up + Natural Features)	89671.1	60.47
5	Balanced land available in NCT-Delhi (1-4)	58628.9	39.53
6	Land to be kept reserved for Trunk services, Metro and Agriculture use:	31,000.00	20.90
7	<b>Proposed/Actual land available for urbanization</b>	27,629.00*	18.60
8	Total Urbanisable area 2021 (including built up area 1999) (2+8)	97790.9	65.94

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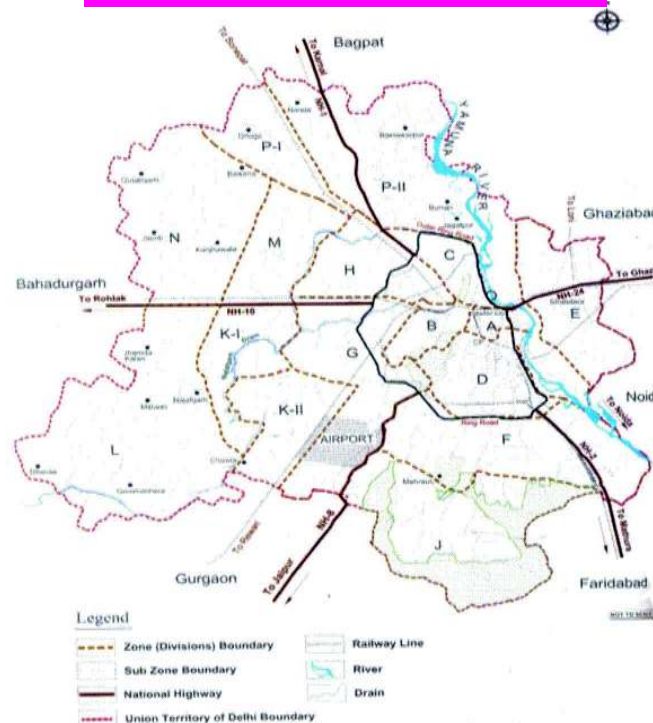
DIVISION OF DELHI IN DISTRICT ZONES AND SUB-ZONES.

Zone	Name of Zone	Area (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

NATIONAL CAPITAL TERRITORY OF DELHI  
ZONES (DIVISION)



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WORKS NOT DONE SO FAR:

4.1. Sub Regional Plan of Delhi.

- ii. No Sub Zonal Plan meaning thereby 28 in Zone-A; 7 in Zone-B; 22 in Zone-C; 20 in Zone-D; 22 in Zone-E -----etc.
- iii. Plans of new bypasses i.e.
  - a. UER-I will connect Wazirabad bypass to NH-1, 8 and 10, and will be 57.24 km long.
  - b. UER-II will connect Wazirabad bypass to NH-1, 2, 8 and 10, and will be 73.7 km. long.
  - c. UER-III will provide connectivity from Wazirabad to NH-1 and 10, and will be 20.8 km. long.
- iv. Planning for pedestrian is negligible.
- v. All Highways i.e. NH-1, NH-24, NH-2, NH-8 and NH-10 have to be 4 lanes on either side of the Central verge.
- vi. Plans of Metro Phase-III and Metro Phase-IV.

- vii. Plans of Mono Rails.
- viii. Beautification of Entry Points to Delhi.
- ix. Connect all major cities namely – (i) Hapur (ii) Garmukteshwar, (iii) Khurja, (iv) Bulandshahr, (v) Palwal, (vi) Dharuhera, (vii) Rohtak, (viii) Sonapat, (ix) Baghpat and (x) Meerut by fast moving trains.
- x. Develop parking below all the parks integrated with parks facilities.
- xi. Developmet of Ridge area i.e. Northern Ride – 87 hect; Central Ridge – 864 hect.; South Central Ridge – 626 hect; and Southern Ridge – 62 hect.
- xii. Development of river Yamuna is very slow and negligible.
- xiii. Maintenance and gainful use of all the stadiums which are 20 in nos in Delhi.
- xiv. Laying all Trunk Infrastructure (water, sewerage, drainage, power) and circulation system of 45M and above with ROB, RUB and Cloverleaf's have to be done by Central/State Govt. with their own funds and other works by Cooperative and Private Sector with no assistance of Public Sector except in planning.
- xv. Speed of planning, re-planning, development, re-development of all sub-standard areas of Delhi is very slow i.e. negligible.
- xvi. After working for 15 years, at least 1000 industries of noxious, nuisance, hazardous are in Delhi.
- xvii. Alternate of BRT (Bus Rapid Transit System) should be worked out. It may be possible to have at -5 to 6M level.
- xviii. `Non maintenance of 1700 archeological monuments.
- xix. Day-by-day Character of people of Delhi is going down.

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## DEVELOPMENT DONE BY DDA IN THE LAST 50 YEARS

- 5.1. General Development
  - i. DDA constructed only 3.5 lakhs flats in the last 40 years.
  - ii. Even 10% people of Delhi were not able to get DDA flats in these years.
  - iii. Due to lack of housing facilities in Delhi, 10 lakh people of Delhi are dependent upon nearby states.
  - iv. DDA developed 2000 Co-operative House Building Societies.
  - v. Before 15 years DDA was constructing 10,000 flats every year.
  - vi. In the last 10 years DDA constructed only 54,000 flats.
  - vii. In the last few years DDA is not able to construct even 5000 flats per year.
- 5.2 Details of constructed flats in the last 10 years

Year	No. of flats	Year	No. of flats
2000-01	7302	2001-02	7859
2002-03	5521	2003-04	1676
2004-05	9896	2006-07	2000
2008-09	5238	2010	Planning of 16,000 flats

- 5.3 Total area developed by DDA
  - i. DDA developed 30,000 hecets. of land
  - ii. Construction of flats on 14670 hect. of land
  - iii. Developed the Societies on 2320 hect. of land
  - iv. Developed Resettlement Colonies on 3600 hect. of land
  - v. Developed Slum Area on 2634 hect. of land
  - vi. Developed commercial activities on 4250 hect. of land
  - vii. Developed Green Belt on 3600 hect. of land

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## MAJOR HIGHLIGHTS OF THE PLAN

- 1. The Master Plan envisages vision and policy guidelines for the perspective period up to 2021. It is proposed that the Plan be reviewed at five yearly intervals to keep pace with the fast changing requirements of the society.

2. The following critical areas have been the focal points of the Plan:
- (a) **Land Policy**  
The land policy would be based on the optimum utilization of available resources, both, public and private in land assembly, development & housing.
  - (b) **Public Participation and Plan Implementation**
    - \* Decentralised local area planning by participatory approach;
    - \* Performance oriented planning and development, with focus on implementation and monitoring.
  - (c) **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.
  - (d) **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' project.
    - \* Enhancement of ground coverage, FAR and height for all categories of residential plots.
  - (e) **Housing for poor**
    - \* In-situ slum rehabilitation,
    - \* 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;
  - (f) **Environment**
    - \* Special emphasis on conservation of the Ridge.
    - \* Rejuvenation of River Yamuna through a number of measures
    - \* Provision of lung spaces/recreational areas and green belt to the extent of 15 to 20% of land use.
    - \* Multipurpose grounds: A special category for marriages/public functions.
  - (g) **Unauthorized Colonies**  
Incorporated in the mainstream of urban development
  - (h) **Mixed Use**
    - \* 2183 streets have been notified by the GNCTD vide notification dated 15.09.2006 for local commercial and mixed-use activities.
    - \* Small shops of daily needs have been permitted on ground floor, in residential areas.
  - (i) **Trade & Commerce**
    - \* District & community centres to be developed as facility corridors along major transport network.
    - \* Development of Integrated Freight Complexes/Wholesale Markets at the urban periphery.
    - \* Mandatory provisions for service and repair activities.
    - \* Informal shops, weekly markets, handicrafts bazaars, used books/furniture/building materials bazaars to be developed.
    - \* Enhancement of FAR
  - (j) **Informal Sector**
    - \* Earmarking of 'Hawking' and 'No Hawking' Zones at neighbourhood and cluster levels.
    - \* The weekly markets to be identified and planned/developed.
    - \* New areas for informal trade to be developed.

- \* Provision of common basic services like toilets, water points etc.
  - \* Institutionalizing designs of stalls, push-carts and mobile vans.
  - \* Involvement of NGOs envisaged.
- (k) **Industry**
- \* Special provisions for service and repair centres;
  - \* Inclusion of new activities like IT industry, etc.
  - \* Enhancement of FAR
- (l) **Conservation of Heritage**
- \* Identification of heritage zones and archaeological parks
- (m) **Transportation**
- \* Unified Metro Transport Authority
  - \* Synergy between landuse and transport
  - \* A new parking policy
  - \* Integrated multimodal public transport system
  - \* Road and rail based mass transport system
  - \* Restructuring of existing network through expressways, elevated roads, arterial roads,
  - \* Cycle tracks, pedestrian and disabled friendly features
- (n) **Health Infrastructure**
- (o) **Educational Facilities**
- (p) **Disaster Management**
- (q) **Provision of Sports Facilities**
- (r) **Focus on Infrastructure Development**

## 10 YEARS SPATIAL PLAN

Components	Unit	Target Up to 2021	
I. NEW HOUSING	No. in lakhs DUs	24 lakhs DUs	
		R	N
		10	14
a. Housing for Urban Poor through Slum & JJ approaches	No. In Lakhs	2.0	4.0
b. Houses as Independent Plots & Redevelopment	No. In Lakhs	1.0	0.8
c. Group Housing (35% of total DU's mandatory not to exceed 2 room sets)	No. In Lakhs	2.4	7.6
d. Employer Housing	No. In Lakhs	0.4	0.6
e. Unauthorized Regularized Colonies**	No. In Lakhs	3.0	0.6
f. Other Housing areas Up-gradation of Old areas Traditional/ Villages**	No. In Lakhs	1.2	0.4
* Including backlog housing stock & replacement			
II. PHYSICAL INFRASTRUCTURE			
a. Augmentation of Water distribution	Mgd	730	
b. Construction of new treatment plants	Mgd	269	
c. Augmentation of sewerage Plants	Mgd	588	
d. Construction of new sewerage treatment plants.	Mgd	293	
e. Augmentation of power distribution system.	MW	7830	
f. Developments of sanitary landfill sites	Ha	205	
g. Construction/ development of compost/ incineration Plants	Ha	32.0	
h. Municipal Solid Waste	Tons	10207	
III. SOCIAL INFRASTRUCTURE			
i) Hospital A( 501 beds & above)	No.	18	
ii) Hospital B (201 beds to 500 beds)	No.	36	
iii) Hospital C(101 beds to 200 beds)	No.	90	
iv) Hospital D (Up to 100 beds)	No.	90	
v) Veterinary hospitals	No.	18	
vi) Dispensary for Pet animals	No.	90	

b. Education		
i) School for Physically handicapped	No.	9
ii) School for mentally handicapped	No.	9
iii) Vocationally Training Centre	No.	18
iv) General College	No.	18
v) Professional college	No.	18
vi) Medical College	No.	9
vii) Nursing and Paramedic Institute	No.	9
viii) Training-Cum-Research Institute in Veterinary Sciences		As per requirement
ix) University Campus Including International Education Centre(IEC)	No.	4 sites in Urban Extension
c. Communication		
i) Head Post office -administrative office	No.	9
ii) Telephone Exchange	No.	9
d. Security- Police		
i) Police Station	No.	36
ii) Police line	No.	1 for each administrative Zone
iii) District jail	No.	4
iv) District office and battalion	No.	1 for each administrative Zone
v) Police training institute/ college	City Level	As per demand
vi) Police firing range	City Level	As per demand
vii) Traffic and Police control room	City Level	As per demand
e. Safety – Fire		
i) Fire Station	No.	As per demand
ii) Disaster Management Centre	No.	1 each administrative zone
iii) Fire Training Institute	No.	City Level (One site in Urban Extension)
f. Socio-cultural facilities		
i) Multipurpose community hall	No.	As per residential development phase
ii) Community Recreational Club	No.	
iii) Recreational Club	No.	18
iv) Socio Cultural Activities Centre	No.	90
v) Exhibition Sites	No.	
g. Other Community facilities		
i) Old Age Home	No.	18
ii) Working women hostels	No.	18
iii) Night Shelters	No.	18
iv) Care Centre for mentally & physically challenged	No.	18
v) Adult Educational Centres	No.	18
vi) Orphanage	No.	18
vii) Science Centre	No.	9
At sub city level in urban extension	No.	9
i. Cremation grounds		
• Cemetery/ burial grounds	No.	9
IV. ENVIRONMENT		
New landscape/Recreational area		
i) City Park	No.	9
ii) District Park	No.	18
iii) Community Park	No.	90
iv) City Multipurpose ground	No.	9
v) District Multipurpose ground	No.	18
vi) Community Multipurpose ground	No.	90
vii) Divisional Sports Centres	No.	9
viii) District Sports Centres	No.	18
ix) Community Sports Centres	No.	90

- R – Redevelopment
- N – New
- \*\* By additional land required