

KANJHAWLA GROWTH CENTRE

(SARDAR PATEL GRAMIN VIKAS YOJNA)

(1997-98)
DELHI



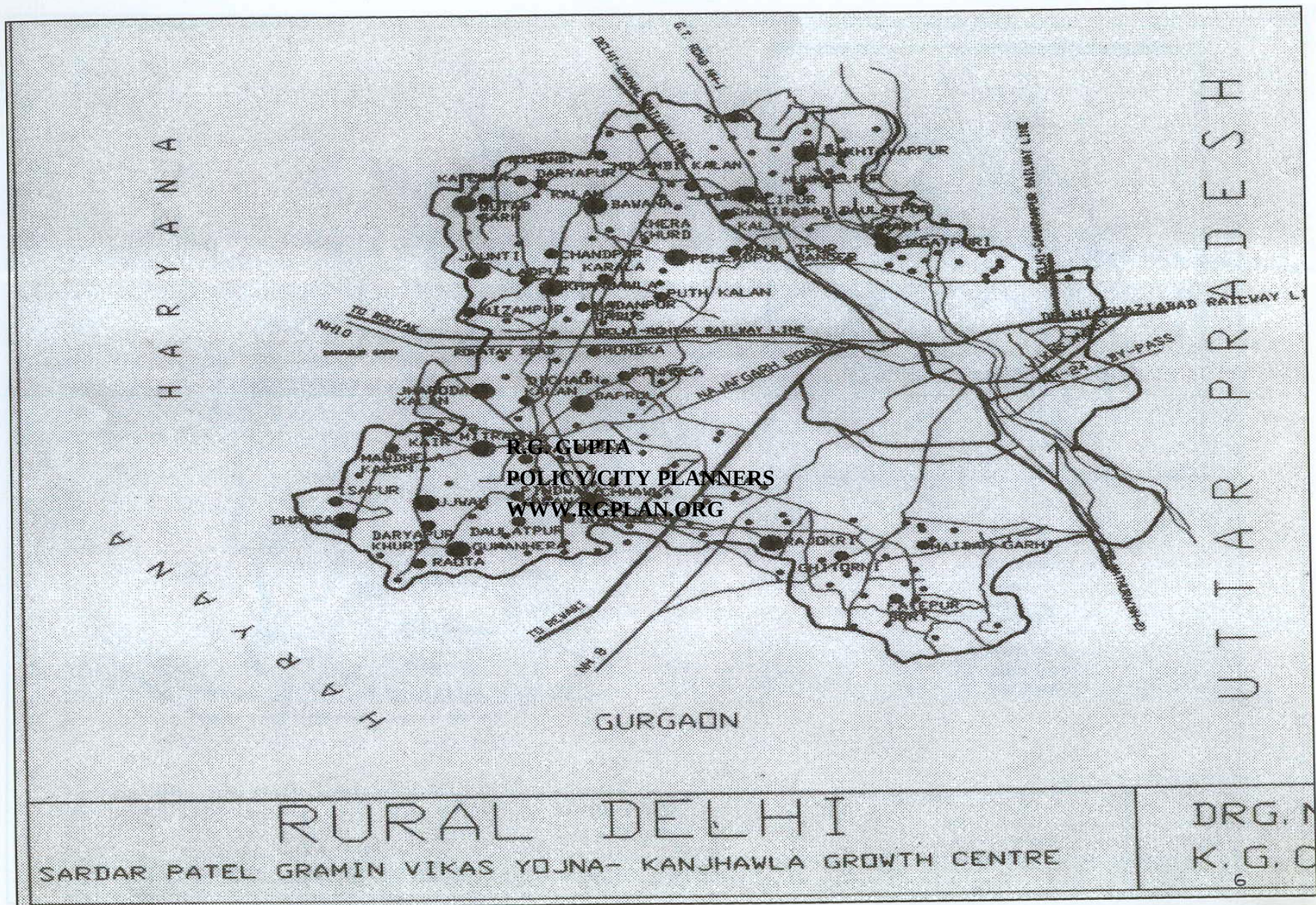
R. G. GUPTA

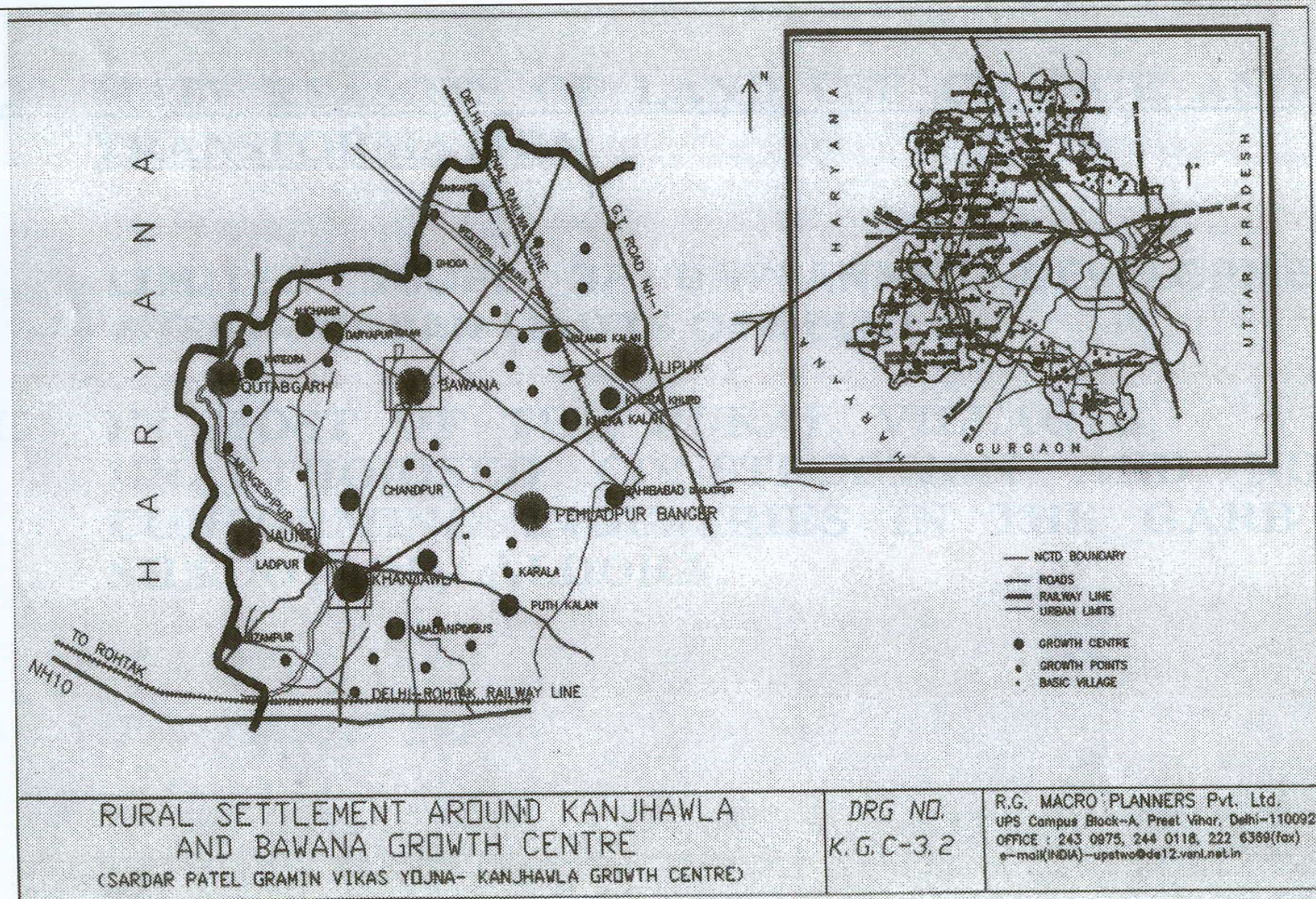
1. BACKGROUND

1.1 Villages; Urban and Rural - Delhi

	<u>Urban villages</u>
Before 1931	- 25
1951	- 47
1971	- 88
1981	- 111
1991	- 140

Expected to increase to 164 by 2000; 200 by 2010 & 300 by 2021 AD . If it is then it may be difficult to find Rural Character Settlements.



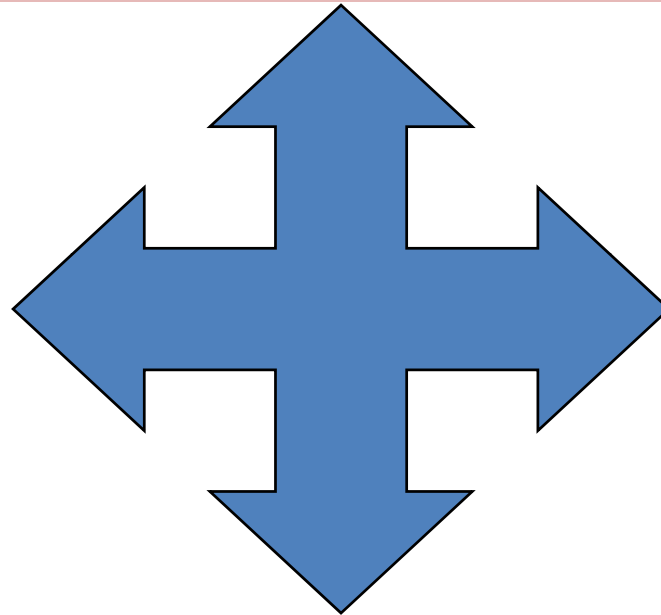


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PHYSICAL DIMENSIONS OF GROWTH CENTRE

**An imaginary line of Kanjhawla
Growth Centre in the North**

**Haryana
boundary in the
North-West**



**Urban limits &
Extension in the East**

Rohtak Road / NH-10 in South

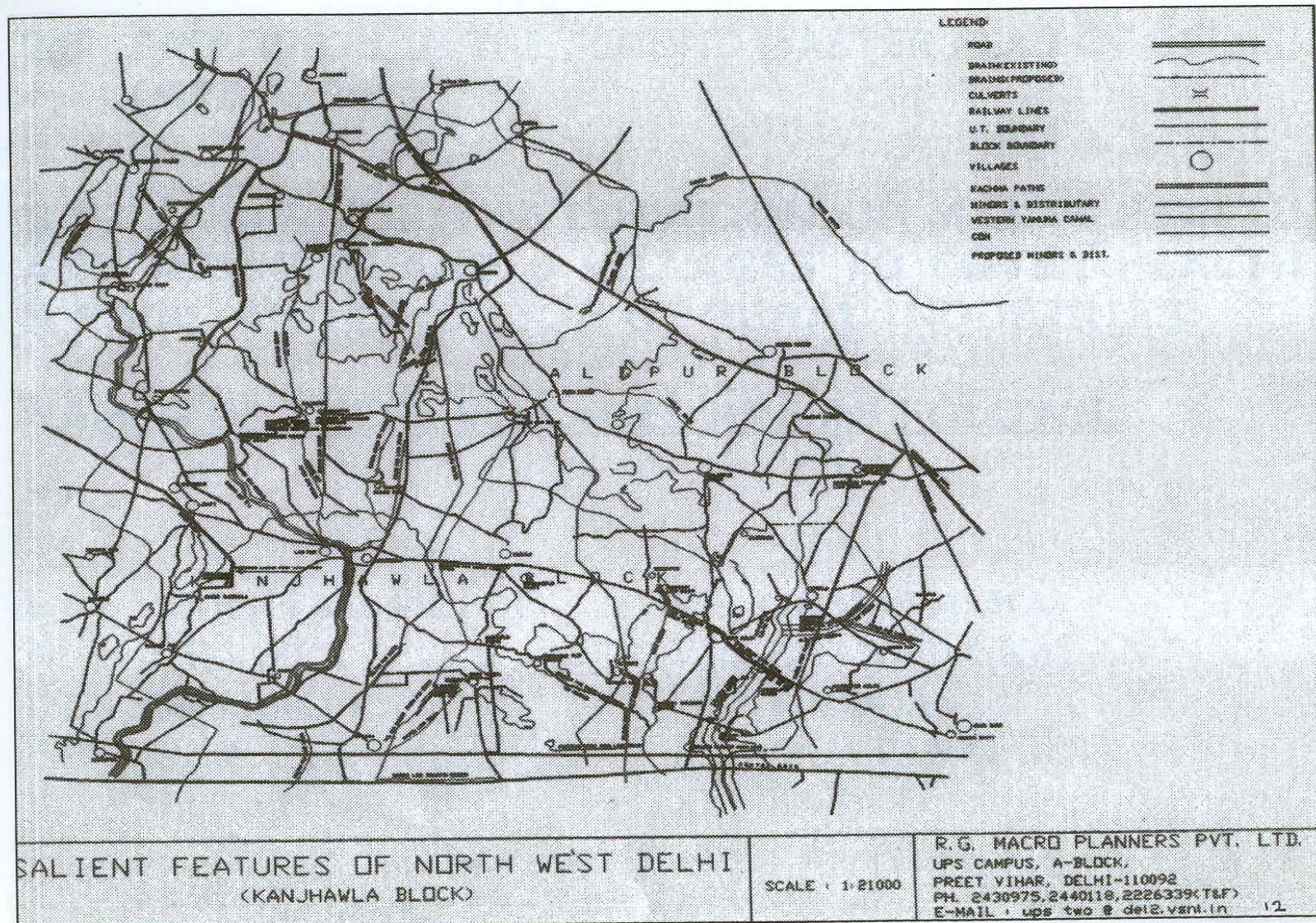
**Socio-economic facilities in Kanjhawla & Catchments
area are negligible than required.**

3 PROVISIONS IN PLANS

1 First Mini Master Plan of Delhi - 1984

Administrator of NCTD in Sep. 84 constituted a Working Group for the preparation of a Mini Master plan for Integrated Development of Urban & Rural Villages of a period of 20 years.

**15 Growth Centres
33 Growth Points
147 Basic Villages**



2 Second MPD - 2001

**Villages for Major Health Centres , Markets,
Education and rural industries.**

Villages are :

- | | |
|------------------------------|--------------------------------|
| i. Bakhtawar pur | vi. Gomanhera |
| ii. Chawla | vii. Zharoda kalan |
| iii. Mitraon | viii. Ghoga |
| iv. Bawana | ix. Quatab garh |
| v. Jagatpur | x. Jaunti |

3 Mini Master Plan -1993

Same as in the first MMP.

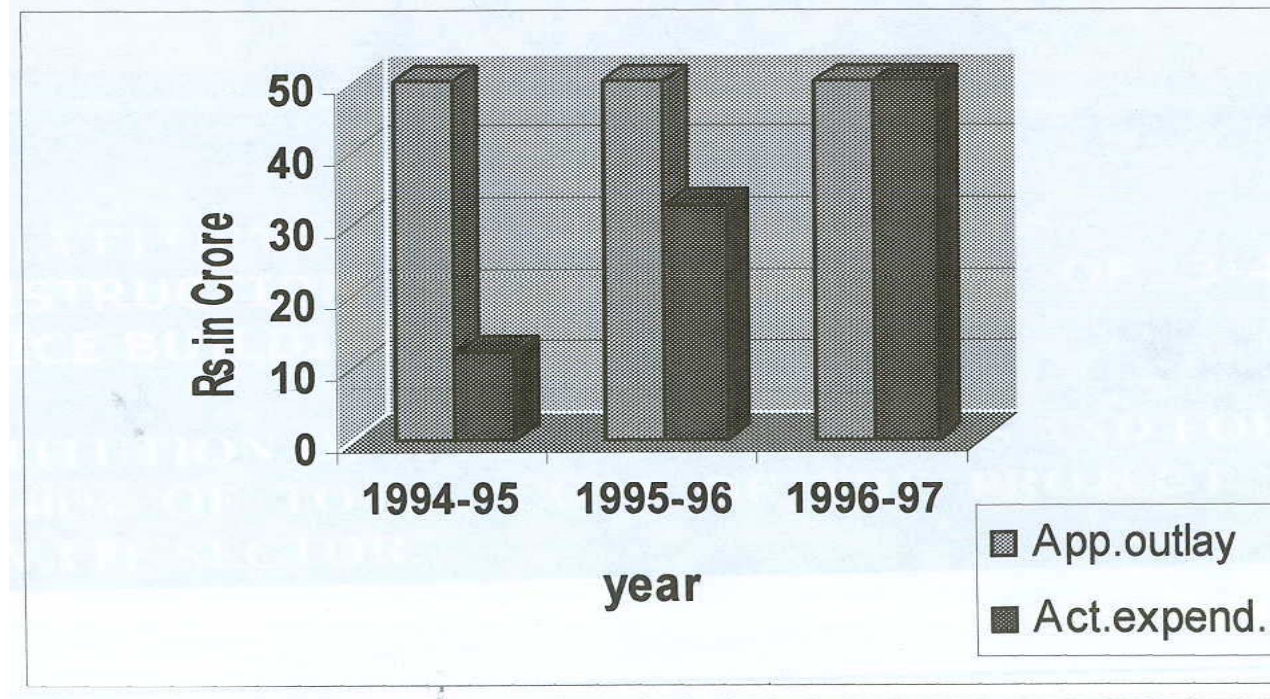
Physical and Financial dimensions were decided.

Total expenditure of Rs. 883 Crore was proposed.

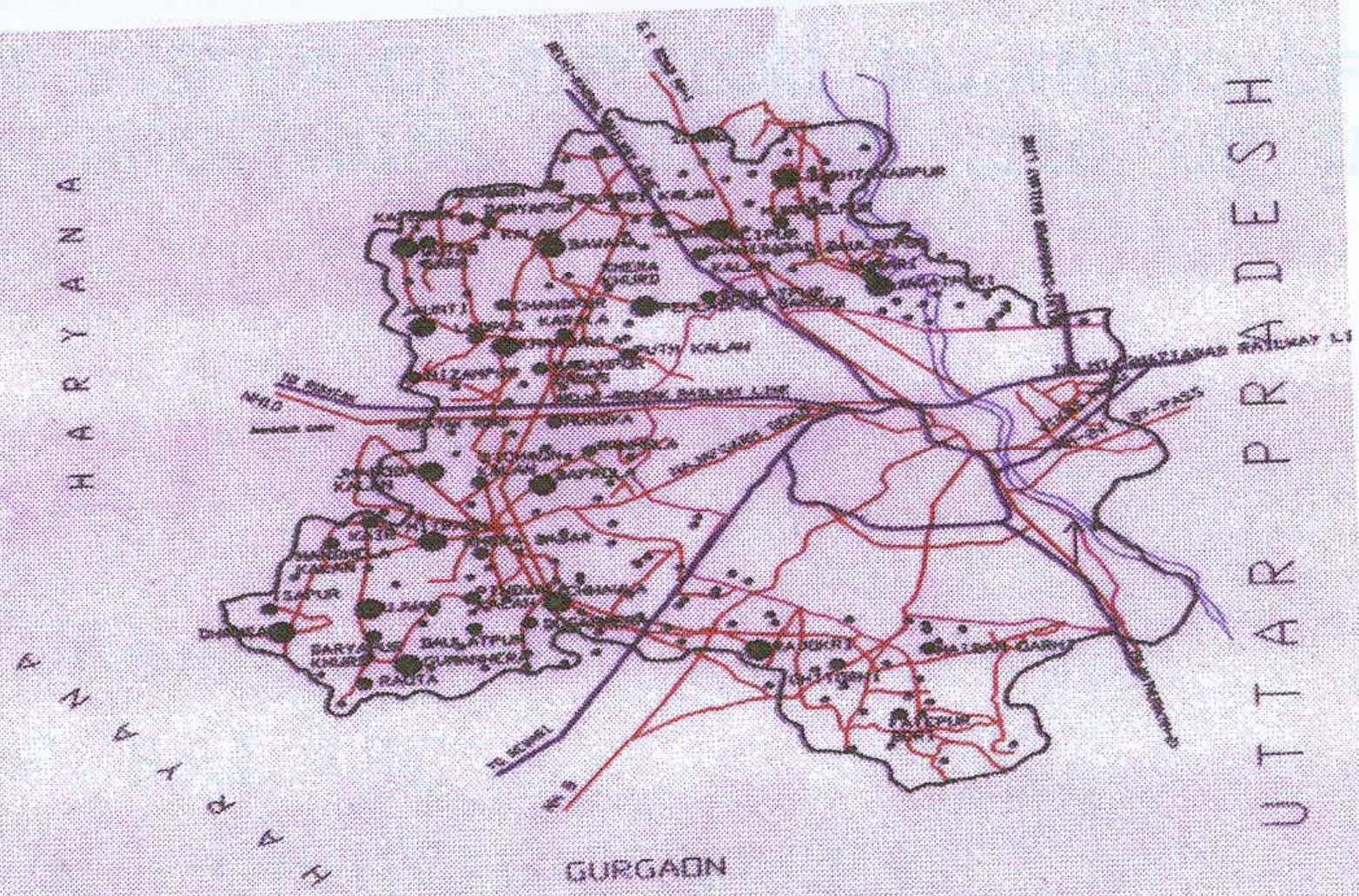
4 Targets & Achievements in 8th Plan.

Implementation of the was started first time in the Annual Plan of 1994-95 with an allocation of Rs. 50 Cr.

In 1995-96, development of 3 Growth Centres; Kanjhawla, Baprola, Chhawla-Kangenheri was initiated & for this a sum of Rs. 10.6 cr. was released. In 1996-97, the scheme was continued with an out lay of Rs.50 cr.



ED IN LAR...



RURAL DELHI SARDAR PATEL GRAMIN VIKAS Yojna- KANJHAWLA GROWTH CENTRE	DRG. M K. G. C
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4. CONCEPT OF GROWTH CENTRES, GROWTH POINTS AND BASIC VILLAGES

GROWTH CENTRES

Area between 60-70 sq.km. with 80,000 - 100,000 pop. With all centralized amenities, facilities; with full infrastructure ; inc. wholesale & retail shopping, civic and cultural buildings & IT industries.

GROWTH POINTS

To serve an area of 20-25 sq.km. with 15,000-25,000 pop. Facilities of education, health, shopping and industries on a medium level. No industry other than household.

BASIC VILLAGES

Existing abadi area with 8-10 shops, community hall/chopal, post office & panchayat ghar.

CONCEPT OF KANJHAWLA GROWTH CENTRE

On the basis of - population, growth rate & other demographic characteristics with nodality, potentiality of infrastructure facilities & other development etc.

5. PLANS & SCOPE OF THE PROJECT

5.1 Macro land use planning of larger area, bounded by 4 Physical boundaries:

5.2 MESO LAND USE (Planning of 158 Hect.)

It is bounded by:

North : 45 M ROW linking Budh Vihar to Ladpur, with P. Exp. way.

South: Acquired land for Growth Centre.

East : 45m wide road connecting : Ghewra-Kanjhawala.

West : Mungeshpur Drain & land acquired towards it.

PROPOSED SCENERIO

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26.3 hect. (Village + E. Lal Dora with 15,000 pop).

Density = 400 persons per hect.

All the existing facilities have been retained

**Large catchment area to serve 3 Growth Centres.
& 8 basic villages**

6. PRINCIPLES TO DEALT WITH LAND USES .

6.1 Focal Point

Max. Important, therefore in between 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 Storied, with Buildings with Pitched Roofs & adequate Parking Areas

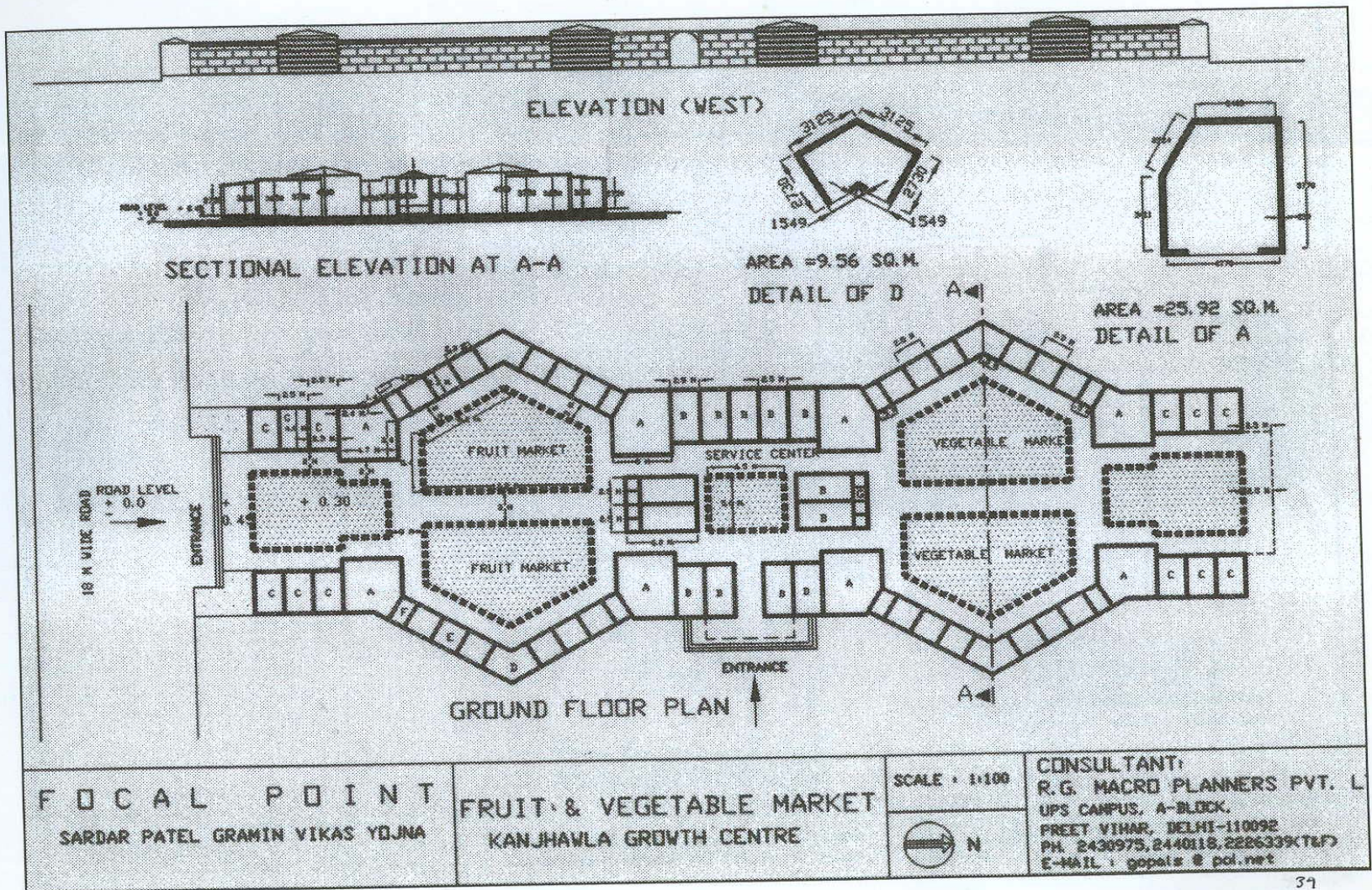
**Artificial Lake, Water Sports & Swarn Jayanti Park
15 M Wide Green Strip for Services Inducts and
3 Rows of Shady Trees and also along roads.**

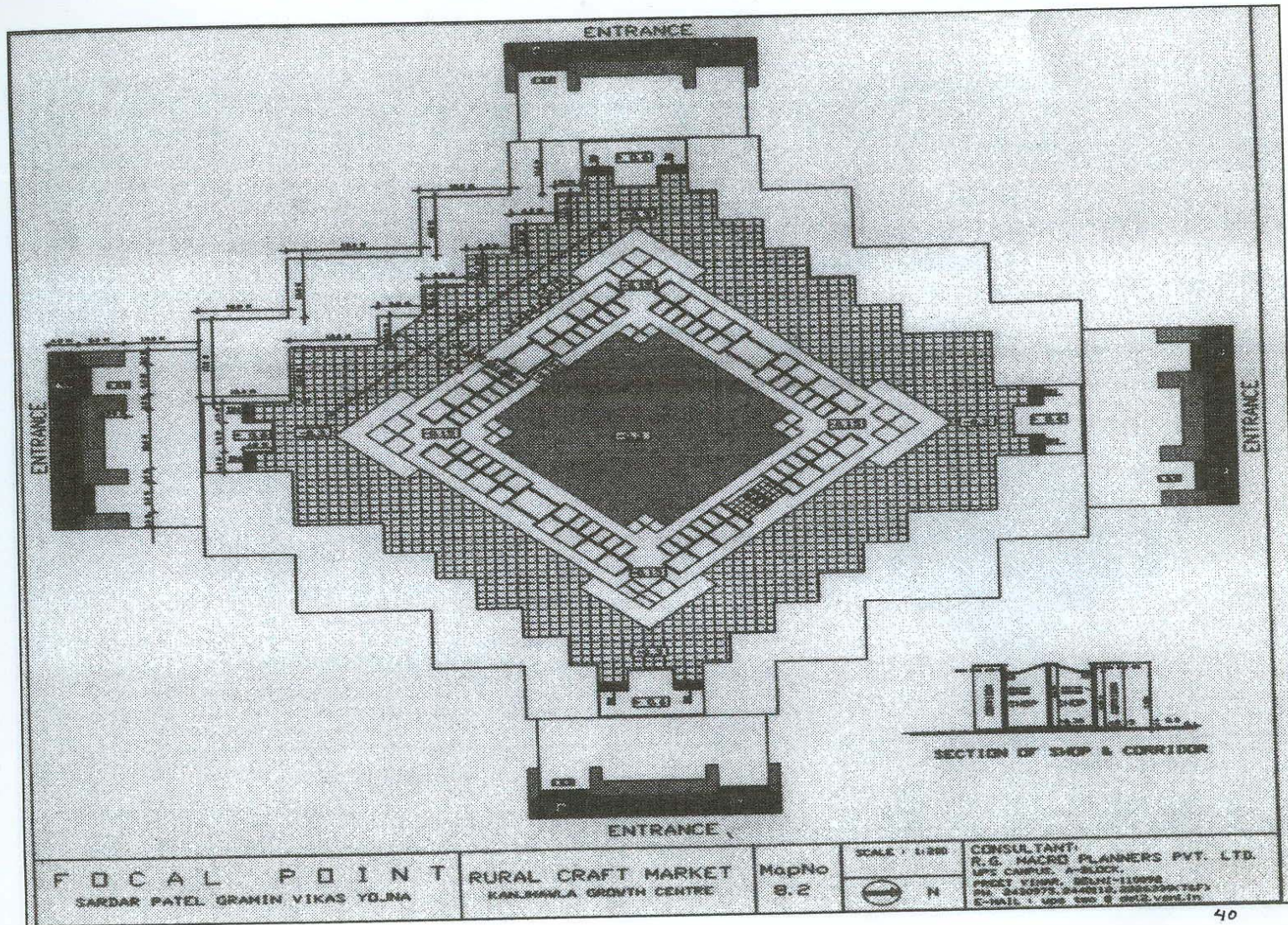
**Large number of Trees in Set Backs
Parking on the periphery &
pedestrian movements in piazzas**

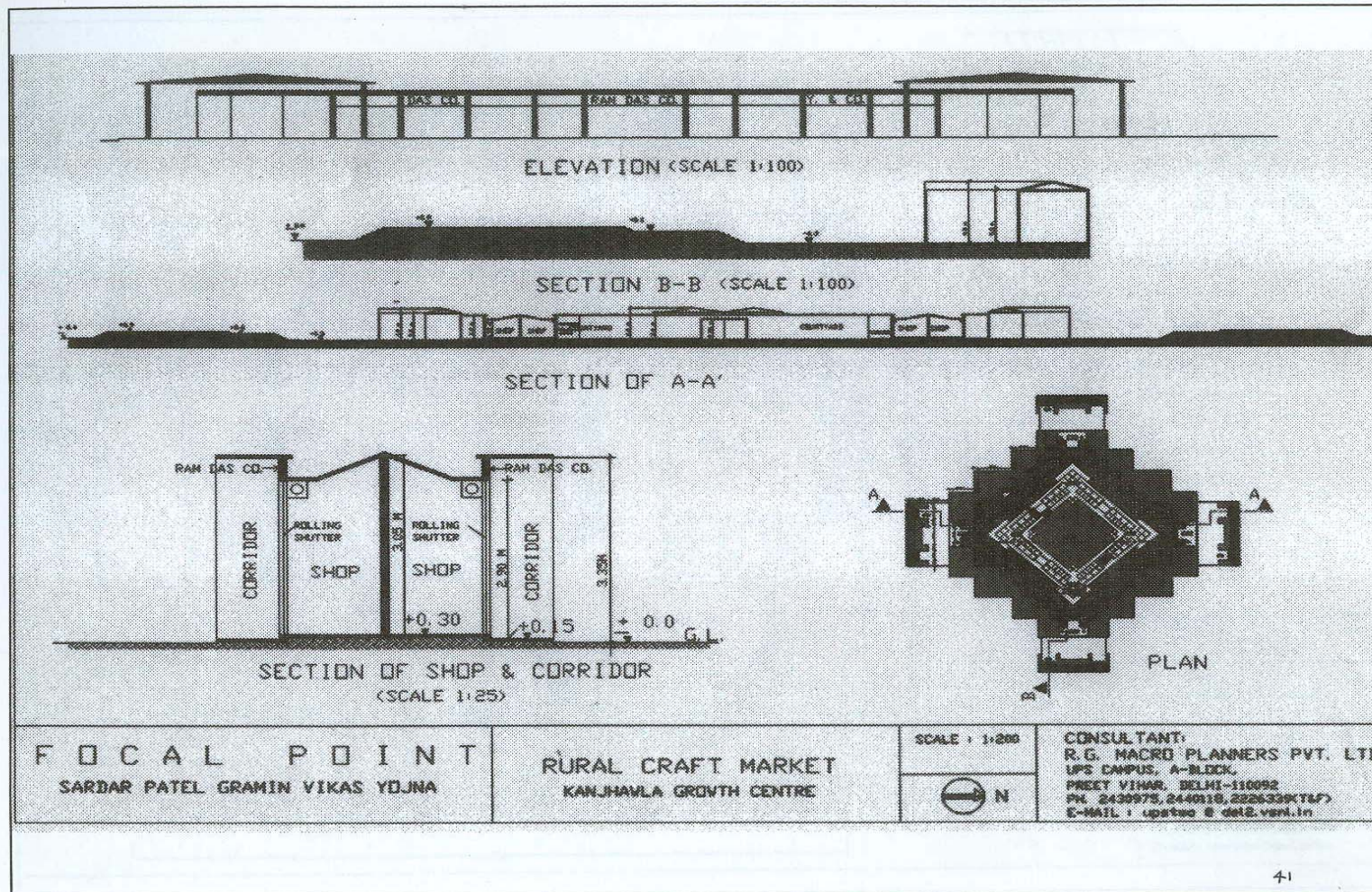
**Trees of formal shape and uniform size and Height
Parking @ 1.33 PCS per 100 sqm.**

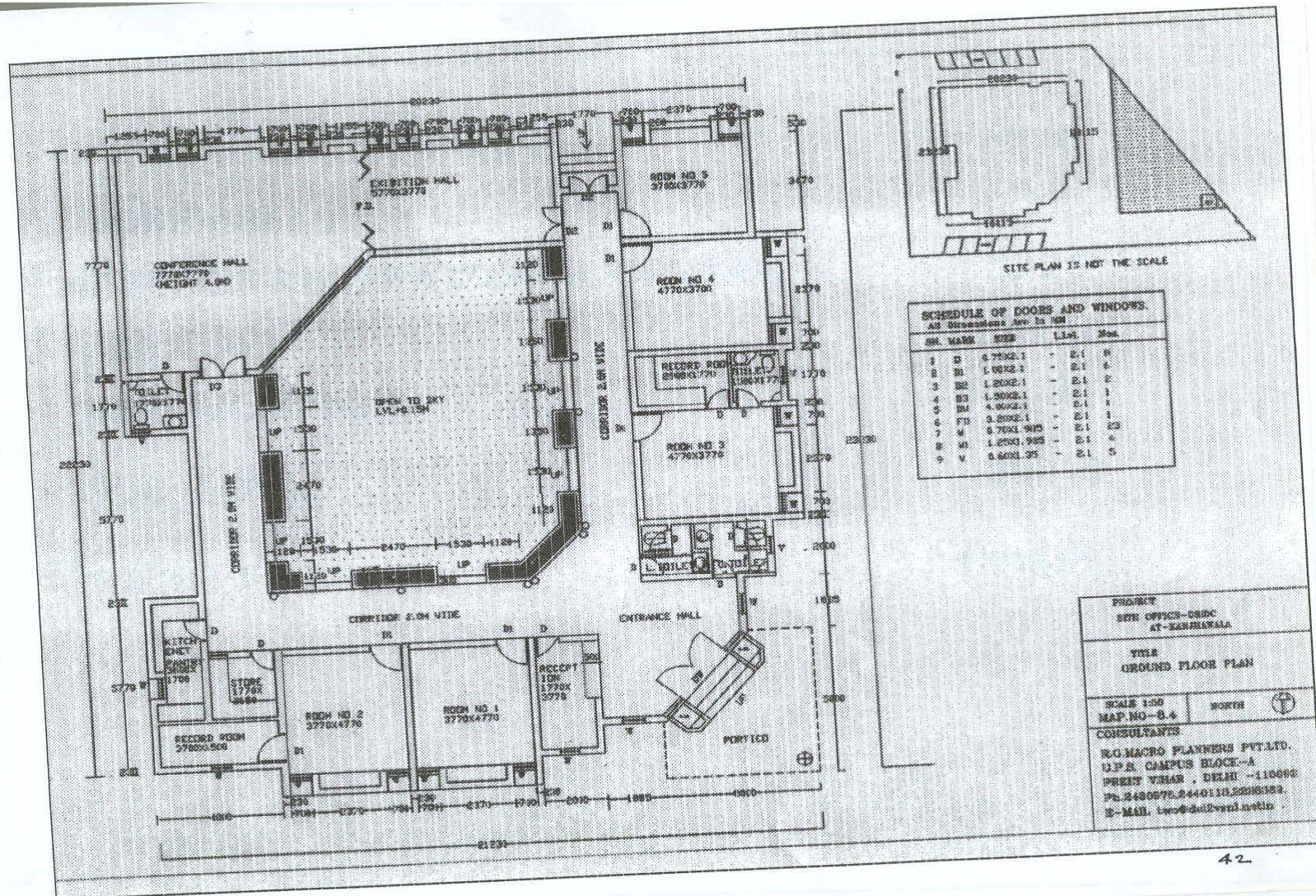
Total Area = 15.0 hect. with following Break Up

<u>Components</u>	<u>Area in SM</u>
Commercial Use	41472
Health Infrastructure	5400
F. & V. Market-cum-Service Centre	5740
Entertainment Centre	13846
Cultural Complex	5600
Utilities & Services	5734
Recreational Centre	4000
Swarn Jayanti Park	19000
Green Belt	15373
Recreational Centre	3918
Parking	17373
Circulation	13356
Total	150811









6.2 INSTITUTIONAL COMPLEX

Police Station; Fire Station; College; Medical College-cum-Hospital; Training-cum-Production Centre; Poly-Technique-cum-ITI; Heritage Centre-cum-Socio-Cultural Complex and Other Institutional Buildings

6.3 HARDER USES

Sewage Treatment Plant, Garbage Dumping Yard at suitable to avoid adverse wind affects, unnecessary & unwanted traffic.

6.4 Wholesale Market has been Planned with following Features:

Segregated Traffic Lines

Service Corridor for movement of Goods & Garbage

System of Solid Waste Disposal

Services in Ducts

6.5 Proposed Land Use in Comparison to MPD - 2001

Variation in Land Use Distribution in terms of the followings:

Land use	P E R C E N T A G E	
	Growth Centre	MPD-2001
Residential	8.53	40-45
Commercial	13.00	3- 4
Public & Semi P. Sector	42.60	8-10
Recreation	16.20	15.20
Circulation	19.48	10-12

6.6 Health Infrastructure

3 Plots each of 1800 Sqm.

One large Medical College –cum-Hospital

6.7 Ecological Infrastructure

Green Buffers of 18 M width on either sides of Mungeshpur & Sultanpur Minor.

Thick Planted Trees along Roads

Development of Ponds

Services either along the Road or in Green Buffers

Mungeshpur Drain to be desilted, repaired & Improved

7. Financial Planning

7.1 Components of Development

There are 27 components like Water, Sewage, Drainage, Power etc.

7.2 Rational Disposal Price of Land

Cost of Raw land including Cost of Rehabilitation cost of Internal & Peripheral Development 10% cost of Beautification of the Complex

Estimated cost of Development based on CPWD Rates is Rs. 575 per sqm. in case of New Development and Rs. 300 per sqm. in case of Village Redevelopment.

Disposable Price of Land may be taken as under:

A.	EWS (or Villagers)	=	50% of X
B.	LIG	=	75% of X
C.	MIG	=	X + 10% of X
D.	HIG	=	2 times of X
E.	District Parks, Play Ground & Open Spaces	=	5 % of X

7.3 Preliminary Estimate of Kanjhawla Growth Centre

S. No.	Description	Amount in Rs.
1.	Leveling & Paths	78,02,039
2.	Internal Roads	2,41,89,884
3.	Sewer	1,74,20,992
4.	Filter Water Supply	2,23,72,972
5.	Fire Fighting	75,74,350
6.	S.W. Drains	2,08,05,438
7.	Horticulture Operation	1,30,03,399
8.	Street Lighting	1,33,59,656
9.	L.T. Sub Station	2,49,38,025
10.	Cost of Land	10,72,00,000

11.	Boundary Wall	14,30,320
12.	Construction of Rural Craft / Shopping Centre	95,04,000
13.	Const. of Small F& V Market	67,95,000
14.	Const. of Small Eatables Market	45,00,000
15.	Const. of Local Shopping Centre	90,00,000
16.	Const. of Utility Building & DSIDC office	2,30,00,000
17.	Dev. of Shopping Centre	91,30,000
18.	Const. of IST Phase of Heritage Centre	2,00,00,000
19.	Cost of Const. & Dev. of W.T.P.	2,00,00,000
20.	Cost of Const. & Dev. of S.T.P.	1,50,00,000
TOTAL		35,63,26,075

After adding 3% Escalation on some items, 3% Contingencies, 7% Department Charges and 3% Architecture Fee. The Total amount comes to Rs. 44.5 Crores.

8. Planning of Water Supply, Sewerage, Drainage & Power

8.1 Water Supply

Quantity of Supply would be equal to demand for different purposes/land uses. On Minimum Length of Pipe Lines

For Recreational Use Ground Water

Following Norms

- I) Residential Area – 225 Litre per day per capita
- II) Commercial Area – 45 Litre per day per capita
- III) Public and Semi Public, Govt. Offices and Industrial Use – 45 Litre per day per Capita
- IV) Floating Population – 45 Litre per day per capita

Power – Total required Load would be

A need of two 66 KV sub stations and fifty 11 KV substations distributed in a proper manner in the layout plan.

Telecommunication – Total required Load would be 6848 Connections

Total connections for future expansion i.e. between 2001 & 2011 would be about 50% of the present demand, as per new plan prepared for Kanjhawla Growth Centre. Therefore, a Telephone Exchange of 10,000 lines would be adequate. For this a plot of 1000 SM in Rural Community Centre.

