

EXPERT COMMITTEE REPORT

LAL DORA, EXTENDED LAL DORA ETC. POLICIES & PLANS OF URBAN & RURAL VILLAGES OF DELHI

July-Nov., 06

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COMMITTEE NOTIFIED BY MOUD MINISTRY
NO:K-2016/5/2006-DDIB DATED 26TH JULY,2006.

Members:-

- | | |
|-----------------------------------|---------------------------|
| 1. P.P. Shrivastava, Chairman, | 2. Jamal Ansari, Member |
| 3. R.G. Gupta, Member | 4. Narendra Kumar, Member |
| 5. V.K. Bugga, Member - Convener. | |

Terms & Conditions¹

- **To examine the desirability and / or feasibility of integration of Lal Dora area of Delhi in the overall process of planned development of the city.**
- **If so, to recommend broad principles and terms and conditions for achieving the integration, as mentioned at (1) above.**
- **To suggest planning & development control norms that should govern development activity in Lal Dora and Extended Lal Dora of Delhi.**
- **To consider the recommendations contained in the Tejendra Khanna Committee report in respect of Lal Dora and to Extended Lal Dora areas and to suggest modalities for implementation of the feasible recommendation, and**
- **Any other matter related or incidental to any of the terms of references mentioned above.**

2. DIMENSIONS OF PREPOSITION

i. Physical

1. Planning, 2. Mixed land use, 3. Commercial streets 4. Development, 5. Restoration of 790 Old ponds, 6. Sound financial system, 7. Construction, 8. Cattle farms, 9. Village hats, 10. Historical features, 11. Regulations 12. Use of Public, Private & Cooperative Sectors and 13. All benefits to genuine villagers.

ii. Financial

Project of Rs. 3000 Crore with a break of :

i. Rs. 500.00 Crore from JNNURM, as a grant.

ii. Rs. 500.00 Crore from Delhi Govt. as a grant.

iii. Rs. 2000.00 Crore from Private Sector with the help of Rs. 50.00 Crore Seed Capital.

3. VILLAGE DIMENTIONS

i. 2001 A.D.

1. Total Villages;	165
2. Households;	179,328
3. Population -Persons;	942,669
4. Population -Males;	520,761
5. Population -Females;	421,908
6. Schedule Castes populations	188,110
7. Schedule Castes populations	101,330
8. Schedule Castes populations-Females;	86,780
9. Primary School ;	306
10. Middle School ;	155
11. Secondary School ;	116
12. Senior Secondary School ;	89

13. Allopathic Hospital ;	4
14. Ayurvedic Hospital ;	1
15. Homeopathic Hospital ;	1
16. Allopathic Dispensary ;	42
17. Ayurvedic Dispensary ;	16
18. Unani Dispensary ;	5
19. Homeopathic Dispensary ;	5
20. Maternity and child welfare Centre;	2
21. Maternity Home ;	1
22. Child Welfare Centre ;	5
23. Primary Health Centre ;	6
24. Primary Health Sub Centre ;	4
25. Family Welfare Centre ;	6
26. T.B. Clinic ;	1
27. Nursing Home ;	13
28. Tap Water (T) ;	173
29. Post Office	68

VILLAGE DIMENTIONS

ii. 2021 A.D.

- 1. Total Villages;**
- 2. Households;**
- 3. Population -Persons;**
- 4. Population -Males;**
- 5. Population -Females;**
- 6. Schedule Castes populations**
- 7. Schedule Castes populations**
- 8. Schedule Castes populations-Females;**
- 9. Primary School ;**
- 10. Middle School ;**
- 11. Secondary School ;**
- 12. Senior Secondary School ;**

- 13. Allopathic Hospital ;**
- 14. Ayurvedic Hospital ;**
- 15. Homeopathic Hospital ;**
- 16. Allopathic Dispensary ;**
- 17. Ayurvedic Dispensary ;**
- 18. Unani Dispensary ;**
- 19. Homeopathic Dispensary ;**
- 20. Maternity and child welfare Centre;**
- 21. Maternity Home ;**
- 22. Child Welfare Centre ;**
- 23. Primary Health Centre ;**
- 24. Primary Health Sub Centre ;**
- 25. Family Welfare Centre ;**
- 26. T.B. Clinic ;**
- 27. Nursing Home ;**
- 28. Tap Water (T) ;**
- 29. Post Office**

4. COMPONENTS OF PLANNING & DEVELOPMENT

1. Physical Surveys – 2006

1.1 Marking of 1908, 1952, 1977 & 2006 lines to get bonafide people of Villages.

1.2 Various Government Orders on the subject of development of Villages from time to time.

2. Planning Principles :

2.1 Rural Villages

Growth Centres ; Growth Points; Basic Villages

- 2.2 Urban Villages**
- 2.3 Structures on Govt. Lands**
- 2.4 Development Controls**
- 2.5 Mixed Land Use: uses permissible & not permissible**
- 2.6 Building Bye-Laws**
- 2.7 Reclamation of Water Bodies (Ponds)**

3. Creation of Website

- 3.1 All 369 Villages**
- 3.2 Land Ownership**
 - a. Govt. Lands**
 - b. Gaon Sabha Lands**
 - c. Private Lands**

4 Developments

- 4.1 Trunk Infrastructure**
- 4.2 Internal Infrastructure**
- 4.3 Parking sites**
- 4.4 Banquet Halls**
- 4.5 Model Villages in 4 directions of Delhi**
- 4.6 To reflect Historical features of specific villages**
- 4.7 Development of sites for P & SP facilities**
- 4.8 Development of sites for Industrial Use**
- 4.9 Development of sites for Commercial Use**
- 4.10 Development of sites for other uses**

5. Construction of various buildings :

5.1 By Govt.

5.2 By Registered Societies

5.3 By Private Parties

6. Collection of Charges

6.1 Premium

6.2 Development Charges

6.3 Betterment Levy

- 7. Issue of SMART CARD**
- 8. Permission for Sales of Plots / Properties**
- 9. Creation of Independent Department for:
Planning Development, Construction, Regulation and
Disposal of land in villages. This Department may be in
Delhi Govt., MCD or DDA.**
- 10. Inputs for XIth Five Year Plan .**
- 11. Inputs for XIIth Five Year Plan.**
- 12. Interactions with Public at large.**
- 13. Any other item after discussions.**

5. VISION

- 1. Due importance has to be given to villagers on whose lands Delhi has been developed.**

Now-a-days villages are not independent entities, but up with unauthorized colonies, godowns, industrial, institutional large commercial structures activities etc.

- 2. Public sector - only between 25-30% developed urban spaces that required. Therefore, most of the structures should be regularized.**

- 3. All 369 village plans should be on Hard and Soft copy and also on Website. One copy of such plans should be under lock and key in Delhi Govt.**
- 4. All the 369 Villages whether Urban or Rural have been into consideration for Planning, Development & Construction purposes.**
- 5. Ultimate aim is to develop all the Urban and Rural villages, partly from Public and the balance from Private funds.
It may as details given earlier.**
- 6. At some important places, Village hat should be provided.**

7. While making proposals all the earlier decisions have to be taken care of specially.

- i. 1908 – Date of Notification of Lal Dora**
- ii. 1952 – Date of Notification of Extended Lal Dora.**
- iii. 22nd March, 1977 – Unauthorized Colonies including villages.**
- iv. Development of Sub-Standard Areas
Notification No. J-13036/11/79/DDII-B dt. 9.2.1979
of MOUD.**
- v. Villages of Delhi regularized by DDA in its meeting held on 20.10.1984.**
- vi. Mini Master Plan**

6. PRINCIPLES OF PLANNING OF RURAL & URBAN VILLAGES

- 1. Plans of all the villages would be prepared irrespective of Master Plan / Zonal Plan land use except Trunk Infrastructure.**
- 2. Latest Physical surveys of 2006 including not only of structures of all the services.**
- 3. No trucking including its parking would be permissible.**
- 4. Therefore, no question of permitting any warehousing / godowns.**

- 5. Standards of Public & Semi public facilities would be as per earlier decision taken by DDA.**
- 6. Substantial parking spaces uses shall not be permitted; like Banquet hall, PVR, commercial Mall, Furniture Shop, Shops having flammable material, Workshop & Gas Godown.**
- 7. Household industries would be permitted.**
- 8. Noxious & hazardous industries & godwons would not be permitted.**
- 9. Premium would be charged in case of Government land.**

- 10. Development charges would be in installments.**
- 11. Betterment levy if applicable in installments.**
- 12. Once a structure is regularized and charges are paid then a SMART CARD would be issued to the Owner / Tenant of the Structure.**
- 13. Historical Village like Chirag Delhi, Adhchini, Tughlakabad may have some historical Entrance gate (if possible).**
- 14. If all the plans cannot be prepared by MCD / other Govt. agencies in time, then may be got prepared by outside agency but in a time bound program.**