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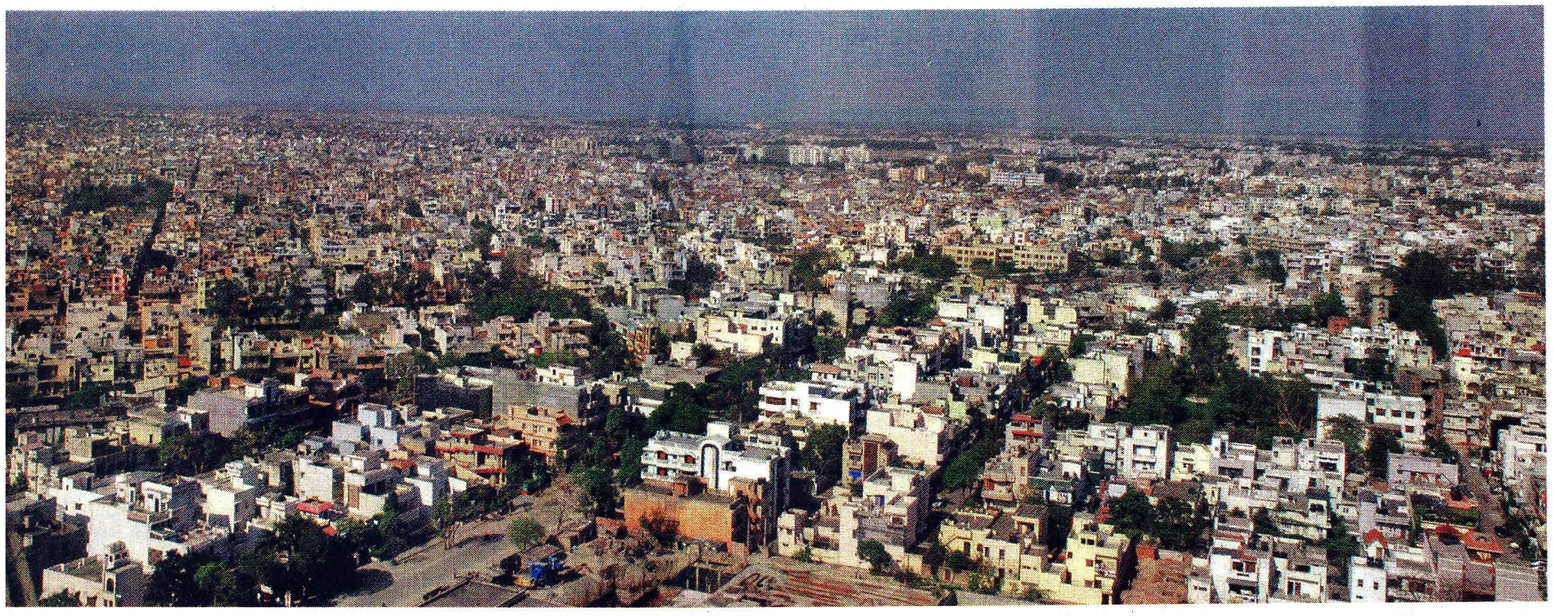
FRIDAY 26 AUGUST 2011

outLANDish!

Klein Bottle House is a holiday house situated on the Mornington Peninsula in Australia. The house revolves around a central courtyard, a grand regal stair connecting all the levels. Its endless curling shell-like quality in the tee tree that brings about a comforting togetherness.



HOT PROPERTY

PROPERTY INDEX PRIME COMMERCIAL SPACE

Location	Average Rent in July 2011 (INR per sq.ft. per month)	Average Rent in June 2011 (INR per sq.ft. per month)
CBD (Connaught Place) Grade A	265	265
CBD (Connaught Place) Grade B	145	145
Secondary market (Nehru Place) Grade A	190	185
Secondary market (Jasola) Grade A	115	115
Gurgaon Grade A Commercial	85	85

Source: CB Richard Ellis. Rates quoted are asking rates and m vary depending on market conditio

Delhi housing plan: Year 2021

Delhi is finalising a land development policy which is expected to release more than 27,500 hectares for the construction of residential units. **ET Realty** reports

A K TIWARY

Thousands of homebuyers who do not have a permanent address in the national capital will have several options to choose from once the land development policy, which is pending in the urban development ministry, is finalized. Currently, they are dependent on satellite townships of Delhi like Noida, Greater Noida, Ghaziabad, Faridabad, Gurgaon, etc.

According to DDA, Delhi has still 27,628.9 hectares of land to fulfil the dreams of thousand of homebuyers. For this, DDA has earmarked these land zones as J, K1, K2, M, N, L, O, P1 and P2. As per projections worked out in MPD (Master Plan of Delhi) 2021, a total of 24 lakh dwelling

from time to have real-time data of the ground situation. Inputs would be taken from here to detect and prevent unauthorized development and encroachment on public land and facilitate the protection of green belts.

Experts say the zonal plans will detail the policies of the Master Plan 2021 and act as a link between the layout plan and the master plan. The development schemes and the layout plans indicating various land use projects would have to confirm to the master plan and the zonal plans. The zonal plans of the areas would be prepared under Section 8 and processed under Section 10, and simultaneously, the modifications of land use would be processed under Section 11A of the Delhi Development Act, 1957.

Already approved subzonal

QUICK BITES

Due to lack of housing facilities in Delhi, 10 lakh people of Delhi are dependent on nearby satellite towns of the NCR belt

Records say that 15 years ago, DDA was constructing nearly 10,000 flats every year. But for the last few years, DDA has not been able to construct even 5,000 flats per year

hectares in Zone A (Old City); 2,304 hectares in Zone B (City Extension and Karol Bagh); 3,959 hectares in Planning Zone C (Civil Line); 6,855 hectares in Zone D (New Delhi); 8,797 hectares in Planning Zone E (East Delhi); 11,958 hhectars in Zone F (South Delhi I); 11,865 (Narela), and 8,534 hectares in Zone P II (North Delhi).

Ram Gopal Gupta says: "In the new master plan of Delhi, which has already been approved in February 2007, a policy of large-scale acquisitions, development and disposal of land does not seem to be feasible. Therefore, use of TDR (transfer of development rights) and all the other activities in public-private partnership. There must be transparency at all costs, and information must be disseminated through all sources."

NCR

It was recognized right from 1962 that the problem of shortage in housing and allocating land for institutional purposes could not be met by developments in Delhi alone; therefore, emphasis was put on having a National Capital Region and to develop an integrated plan accordingly.

In 1985, the NCR Planning Board Act came into being, to address the problem of population explosion and development of Delhi and the NCR settlements. While permitting any development and construction, including housing in any settlement of the NCR including Delhi, it was made mandatory to adhere to the land use guidelines. In terms of land use like residential, commercial development; trunk infrastructure like roads, railways, MRTS, waterways, water mains, sewerage, drainage, power and ecological; green belts along highways and other trunk infrastructure have to be shown as per approved plan of that particular utilities by the concerned department.

Slum redevelopment in Delhi

To shift slum dwellers from jhuggis to built-up houses, Raheja Developers Limited has been awarded the first of its kind in situ slum redevelopment project at Kathputli Colony. The project is to be built over 5.22 hectares, near Shadipur depot, by the Delhi Development Authority.

The project envisages construction of 2,800 EWS (economically weaker section) units, community services like multi-purpose halls, a Basti Vikas Kendra, health centre, Shishu Vatika, etc. For the squatter families of Kathputli Colony and 170 high-category apartments, a commercial complex would also be built.

Naveen Raheja, the managing director of Raheja Developers, says: "A novel project proposed by DDA, the 'in situ' rehabilitation scheme, moves away from the agency's previous model of shifting slum dwellers to the city's fringes as part of the rehabilitation package. A transit camp will be set up at Anand Parvat, which is about 2km fro Kathputli Colony, to accomm date squatter families. The tra sit camp will be ready in abo three months and then DDA w make suitable arrangements f shifting these families fro Kathputli Colony to the trans camp."

Under this plan, after shiftir the families, DDA will hand ov the possession of the vacant pl for development and constru tion of a 15-storey building wi lift facilities. Each dwelling un will consist of two rooms, so th there is a private and a publ space inside the flat, a kitche and a separate bathroom and t let. According to DDA officia the real estate firm is expected finish construction work Kathputli Colony and rehabi tate 2,800 families by March 201

units are required for a projected population of 23 million by 2021. The break up of this are: 7 lakh up to 2011, 9 lakh between 2011 and 2016, and the rest 8 lakh between 2016 and 2021. This includes new independent plots and redevelopment, group housing, employer housing, housing in unauthorized but regularized colonies, and other housing by upgradation of old areas and traditional villages.

Sources claim that 277 sq km is available for future urbanization till 2021. In the last fifty years, DDA has acquired 75,609.84 hectares and developed it for residential, recreational, commercial and institutional purposes. Now, with better planning, DDA intends to provide more amenities to people. In the last 40 years, DDA constructed 3.5 lakh flats. Despite this, even 1% of the population of Delhi has not been able to buy DDA flats in these years. Due to lack of housing facilities in Delhi, 10 lakh people of Delhi are dependent on nearby satellites towns of the NCR belt. Records say that 15 years ago, DDA was constructing nearly 10,000 flats every year. But for the last few years, DDA has not been able to construct even 5,000 flats per year.

According to the new master plan, Delhi will be mapped using remote sensing and GIS (Global Information System) tools. This would be updated from time to have real-time data of the ground situation

Ram Gopal Gupta, former additional commissioner planning in DDA, says: "There is a huge housing crisis in Delhi and it is only getting worse with the rising population every year. To meet the housing demand, proper policies should be formulated for all the factors that go into the construction industry, namely, land, labour, capital, entrepreneurship, and physical, social, ecological and economic infrastructure. These will be feasible only if rational and scientific policies are adopted at the Centre, state and city-levels by the ministry of urban development, various development authorities, housing boards, co-operative housing societies and the private sector."

Delhi's Zones

According to the new master plan, Delhi will be mapped using remote sensing and GIS (Global Information System) tools. This would be updated plans, which are in conformity with the master plan, would continue for the areas where zonal plans have not approved. "No urban activity will be permitted in the proposed urban extension without change of land use/modification to the master plan as per the Delhi Development Act", Ram Gopal Gupta says.

Delhi has a total area of 1,483 sq km, which is divided into 17 planning zones. These are 1,159 hectares in Planning Zone G (West Delhi I); 5,677 hectares in Zone H (North-west Delhi I); 15,178 hectares in Zone J (South Delhi II); 5,782 hectares in Zone K I (West Delhi II); 6,408 hectares in Zone K II (Dwarka); 22,840 hectares in Zone L (West Delhi III); 5,073 hectares in Zone M (North West Delhi II); 13,975 hectares in Zone N (North West Delhi III); 8,070 hectares in Zone O (River Yamuna / River Front); 9,866 hectares in Zone P I private partners should come forward to acquire land and develop it. For this, there must be a policy and plan for all land use, including housing, which would address issues like legal documentation, replanning, redevelopment, reconstruction of housing in sub-standard areas like unauthorized colonies, unauthorized regularized colonies, urbanrural villages, census towns, jhuggi clusters, resettlement colonies and slum areas;

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* Disclaimer: All images are an artistic conceptualization and does not support to replicate the exact products. This is not the official offer for sale. The project is a commercial complex. 1 sq.mtr. = 10.764sq.ft. and 1 acre = 4048 sq.mtr.

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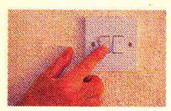
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