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# New Add'n Face

A Family Magazine

# न्यू एड 'एन' फ़ेस

पारिवारिक पत्रिका

## आज़ादी के 65 साल क्या खोया क्या पाया ....??



प्रणव दा...

ऊंची सोच के मालिक

अध्यात्मिक गुणों से भरपूर पंच इंद्र उल फ़ितरत  
Delhi Traffic a Terrible Nightmare  
Crime on the rise in East Delhi  
मुख्य मंत्री ने दी रोज़ा इफ़तार की दावत  
सिंगर सितारों की खोज आयोजित  
बापू से अन्ना तक



सुरेश चण्डा की नई प्रश्रुति  
साईं भजन व कव्वाली



पंकज देशपांडे: एक प्रसिद्ध  
गायक व संगीतकार



हामिद अंसारी  
फिर उपराष्ट्रपति

## FREEHOLD PLOTS IN RESETTLEMENT COLONIES

# पुनर्वास कॉलोनियों में फ्री-होल्ड होंगे प्लॉट

45 पुनर्वास कॉलोनियों के दस लाख प्लॉट आवंटियों को मालिकाना हक देने का फैसला

SOME DETAILS HAVE BEEN WORKED OUT AND GIVEN IN FOLLOWING PAGES.

**THIS IS A GOOD PREPOSITION & WILL HELP THE PUBLIC AT LARGE LIVING IN THESE COLONIES**

Squatting on Public Land in a common phenomena specially in metropolitan cities of India & is maximum in the capital. In Delhi, there were 12749 squatter families in 1951, 22415 in 1956, 42814 in 1961, 1,15,961 in 1971 and went on increasing.

- (i) Upto 1974; 18 re-settlement colonies in area of 598.40 in hect. were developed with 49019 plots in 21 sq mt.; & 3845 plots of 67 sq mt. i.e. a total of 49019 + 3845 = 52864.  
Names of the colonies are: i) Tigri, ii) Pandu Nagar, iii) Madipur, iv) Hastal, v) Nangloi, vi) Wazirpur, vii) Seelampur, viii) Seemapuri, ix) Sunlight, x) Kalkaji, xi) Srinivaspuri, xii) Garhi Village, xiii) Madangir, xiv) Moti Bagh, xv) Naraina, xvi) Najafgarh Road, xvii) M.B. Shahdara, & xviii) Ranjeet Nagar.
- (ii) Between 1975 to 1980; colonies in an area of 968.07 hect. Were developed with 148262 of plots each of 21 sq. mt.  
Names of these colonies are i) Dakshinपुरी and Extn., ii) Khanपुर, iii) Chaukhandi, iv) Khyala Complex, v) Gokalपुरी, vi) Nand Nagri, vii) Sultanपुर Complex, viii) Mangolपुरी, ix) Hyderपुरी, x) Jahangirपुरी, xi) Pataparganj Complex (Khichripur Kalyanपुरी Trilokपुरी), xii) New Seemapुरी, xiii) Nangloi, xiv) N. G. Road, Seelampur complex.
- (iii) Between 1981 to 1986 colonies in an area of 34.96 hect. Were developed with 7630 plots in 21 sq. mt. & 7285 number of plot in 26 sq. mt. a total of 14915.  
Names of these colonies are (i) Dakshinपुरी, (ii) Nand Nagri, (iii) Sultanपुरी, (iv) Mangolपुरी, (v) Tigri Extension, (vi) Jawalपुरी, (vii) Kondli Phase-I, (viii) Kondli Phase-II,

**TOTAL POSITION UP TO 1980'S WAS 216041 PLOTS IN A TOTAL AREA OF 1601.430 HECT. OR SAY 1602 HECT.**

*Approximate Land use break up is as under:*

- (a) Plotted development = 45 % = 720.9 hect.  
(b) Roads and streets = 35% = 560.7 hect. (This includes peripheral roads)  
(c) Social Facilities (including green areas) = 15% = 240.3 hect.  
(d) Commercial area are 5% = 80.1 hect.

**Assumption – Total number of plots are 2.5 lakhs**

- (a) Money to be received from 720.9 hect. @ Rs. 40000 per sq. km. on the

basis of circle Rate D category = Rs. 87200 per sq. mt. E Category = Rs. 47840 per sq. mt. Other Categories = 38640 and 31510 per sq. mt.

Assumptions – rate will be Rs 40000 per sq.mt. On this basis amount received from 720.9 hect. Or 7209000 sq. mt. x 40000 = 28836 crores Or say 29000 crores

**PLANNING DEVELOPMENT CONSTRUCTION OF SPACES IN THESE 45 COLONIES IN A TOTAL AREA OF 216041 WITH A TOTAL RESOURCES OF RS. 29000 CRORES WILL BE BASED ON THE FOLLOWING WORKS:-**

- 1 Re-planning, Re-development & Re-construction of urban spaces keeping the existing residential plots in the same position.
- 2 Use of TDR (Transfer of development of rights) if required.
- 3 Public Private Partnership
- 4 Master Plan roads & green areas are not to be disturb.
- 5 Higher FAR along high density traffic corridors.
- 6 Full physical infrastructure (water, sewerage, drainage, power & tele-communication)
- 7 Circulation Infrastructure roads of different widths.
- 8 Social Infrastructure (Education, health, security, safety, justice and recreation)
- 9 Ecological Infrastructure – to stop and control of water, air, noise & soil pollution
- 10 Economic Infrastructure – Topping centre of different type service industrial area

#### **FOLLOWING SYSTEM MAY BE ADOPTED.**

The System will be under a separate Head; doing Planning; Development and construction of all the Spaces ( Physically, Financially and Time wise); under an independent Department.

- 1 Re-plan & re-develop all these colonies by keeping the locations of the earlier allotted plots same; meaning thereby most of the colonies will be kept as they are.
- 2 Provide adequate FOLLOWING INFRASTRUCTURE for the ultimate population which will be about 2 times for which these were planned.



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