

सब कुछ भुला दे !

New Ad 'n' Face

A Family Magazine

October
2012

Years 13
Issue 10

Price :
Rs.10

HEADLINES

- सलमान खान नम्बर वन
- अमेरिका की 'इनोसेंस ऑफ मुस्लिम्स'
इस्लाम पर प्रहार
- कुर्बानी का पर्व ईद-उल-अजहा
- कश्मकश में फसी कट्रीना
- एफ.डी.आई- कांग्रेस की तानाशाही
- रावण के जीवित रहते राम राज.....
- नितीन कर रहे हैं मुसलमानों के खिलाफ
साजिश : हसन अहमद



- Honour's to the Teacher by the C.M.
- Ganda hai Par dhanda hai
- Women Security Chief Concern: C.P.
- 'इश्क़ कुर्बानी है धोखा नहीं'
(प्रेम कहानी)

REGULARIZATION of UNAUTHORIZED COLONIES

AS PER LAW; DDA IS EMPOWERED TO PLAN, DEVELOP & CONSTRUCT ALL TYPES OF URBAN SPACES OF DIFFERENT LANDUSES (Residential; Commercial; Industrial; Public & Semi Public; Offices; Recreational; Transportation; Utilities & Services); Including sub standard areas in DELHI

THIS NOTE IS NOT AGAINST / IN FAVOUR OF ANY ONE INCLUDING THE GOVT. / ANY AUTHORITY; BUT TO ADD SOME POINTS TO SOLVE THE PROBLEMS OF UNAUTHORIZED COLONIES FOR THE PUBLIC & PRIVATE SECTOR.



B.G. GUPTA
POLICY PLANNER



HONORABLE HIGH COURT SEEKS GOVT'S STAND ON PLAN TO REGULARIZE COLONIES

PROCESS OF REGULARIZATION DURING 1950 - 2000 AD.

Unauthorized colony is a part of "Sub-Standard Areas" which include (i) Regularized residential colony, (ii) Regularized industrial colony, (iii) Unauthorized residential colony, (iv) Unauthorized industrial colony, (v) Census Town, (vi) Urban Village, (vii) Rural Village, (viii) Slum Areas, (ix) Resettlement colony (x) Informal commercial along roads, (xi) Jhuggi clusters.

In Delhi, emergence of unauthorized colonies started soon after the partition of the Country when a large influx of people migrated from the neighboring country, Pakistan, and settled in different cities/towns of India including Delhi. Up to 1961, there were only 110 unauthorized colonies which were regularized. During 1962-67, 101 new unauthorized colonies sprang up making a total of 211 colonies. Further in following 7 years i.e. up to 1974, 260 new unauthorized colonies were added to it making a total of 477.

On 16th February, 1977; the Ministry of Works & Housing announced an important Policy for the regularization of all these colonies which were at that time more than 600 in numbers. Salient features of the policy are as under:

1. To regularize both residential and commercial structures came up un-authorizedly including in extension of already approved colonies; within 'Lal Dora' & 'Extended Lal Dora' of the villages.
2. All the structures will be taken care after fitting them in a layout plan with due care of Physical, Social, Economic and Ecological infrastructure at Trunk, Peripheral & Internal levels.

- 3 Development charges will be payable by the owners of the properties.
- 4 Change of land use if required may also be considered.
- 5 From 1977 up to 1984 all such colonies were regularized by DDA vide Resolution No. 116 dated 29.10.1984 and available in a report of 136+295 = 431 pages. Up to 1984 these colonies were in total area of 4500 hect. with 1.2 M people with cost development at that time Rs. 320 Crore. In this report details are given on all policies on the subject including names, engineering estimates and collection of Development Charges.

PROBLEMS OF REGULARIZATION FELT IN 1977-83

- 1 A substantial reduction in norms and standards for infrastructure and community facilities.
- 2 Development were to be met out of the funds to be collected from the beneficiaries; but hardly some thing was done.
- 3 Receipts from disposal of commercial properties should be used for the development ;No action was taken.
- 4 Development charges should be collected as "Arrears of Land Revenue".
- 5 Colonies which were on Govt. Land were also to be regularized. Only some action was taken.
- 6 Plots for community facilities should have been acquired. But practically nothing was done.
- 7 A separate account was maintained for the development of these colonies; but collected funds were hardly 1%.
- 8 Heavy damage should have been charged from the persons who are misusing govt. land; but action taken was negligible.
- 9 A proper forum of public participation should have been created; but only limited action was taken.
- 10 Private sector should also have been encouraged with constant & vigilant checks. At least now this should be done now.

LATEST POLICY OF REGULARIZATION

- 5.1 So far Govt. has passed more than 50 orders since 1961. Names of the orders are given in Appendix No.3. Last order is dated 25th March, 2008

LAW FOR REGULARIZATION OF UNAUTHORIZED COLONIES

For this 1) Section-6 of DD Act, & 2) letter dt. 2nd January, 1979 of MOUD ; 3) Section -7 of DD Act and Sector-8 of DD Act be seen.

PRINCIPLES OF PLANNING OF THESE COLONIES

1. Planning & Re-planning; Development & Redevelopment, Construction & Re-construction, Re-management, Re-maintenance of the System.
2. PPP (Public Private Partnership)
3. Planning always have to be in four dimensions - (a) Physical, (b) Financial, (c) Time, (d) Transparency.

SYSTEM OF PLANNING

1. Physical surveys along with structural stability safety.
2. Socio Economic surveys
3. Effects of National Capital Region (NCR)
4. Effects of Sub Regional Plan of NCTD.
5. Effects of Forest Act.
6. Effects of Airport and air ways.
7. Effects of Archeological and historical monuments.
8. Land use as per Master Plan and Zonal Plan.
9. Detailed layout plan of the area if available.
10. **TRUNK PHYSICAL INFRASTRUCTURE:** Water, Sewerage, Drainage, Powers, SWM & LWM, Tele-Communication.
11. **SOCIAL INFRASTRUCTURE:** Health, Education, Security, Safety, Justice, Recreation, Shelters specially for EWS.
12. **CIRCULATION INFRASTRUCTURE:** All the roads of 13.5 M and above, ROB, RUB, FOB, FUB etc., MRTS Phase I, II, III & IV, Mono rail, Survey of Parking areas and problems.
13. **FACTORS TO CONTROL EARTHQUAKE.**
14. Land policy.
15. Resettlement Policy.
16. Higher FAR along high intensity traffic corridors.