

# Health

## POLICY TO FULFILL BASIC REQUIREMENTS OF LIFE

### CASE EXAMPLE OF DELHI



- BASIC REQUIREMENTS OF LIFE.
- OUTLINES OF HEALTH FACILITIES IN CNCR; DELHI; ZONES OF OUTER DELHI ; J; K1; K2; L; M; N; O; P1 AND P2.
- NEWS PAPER CLIPPINGS.
- PROPOSED HEALTH POLICY.



**R.G. GUPTA**  
POLICY/CITY PLANNER

**Quality Policy**—Hospital should be for Primary, Secondary, Tertiary care one with focus on providing world class and holistic healthcare services with excellence in multispecialty to treat patients with respect, compassion, dignity and ensuring their safety by complying with all legal requirements & significant environmental aspects, to maintain adherence with NABH standards through continuous quality improvement.



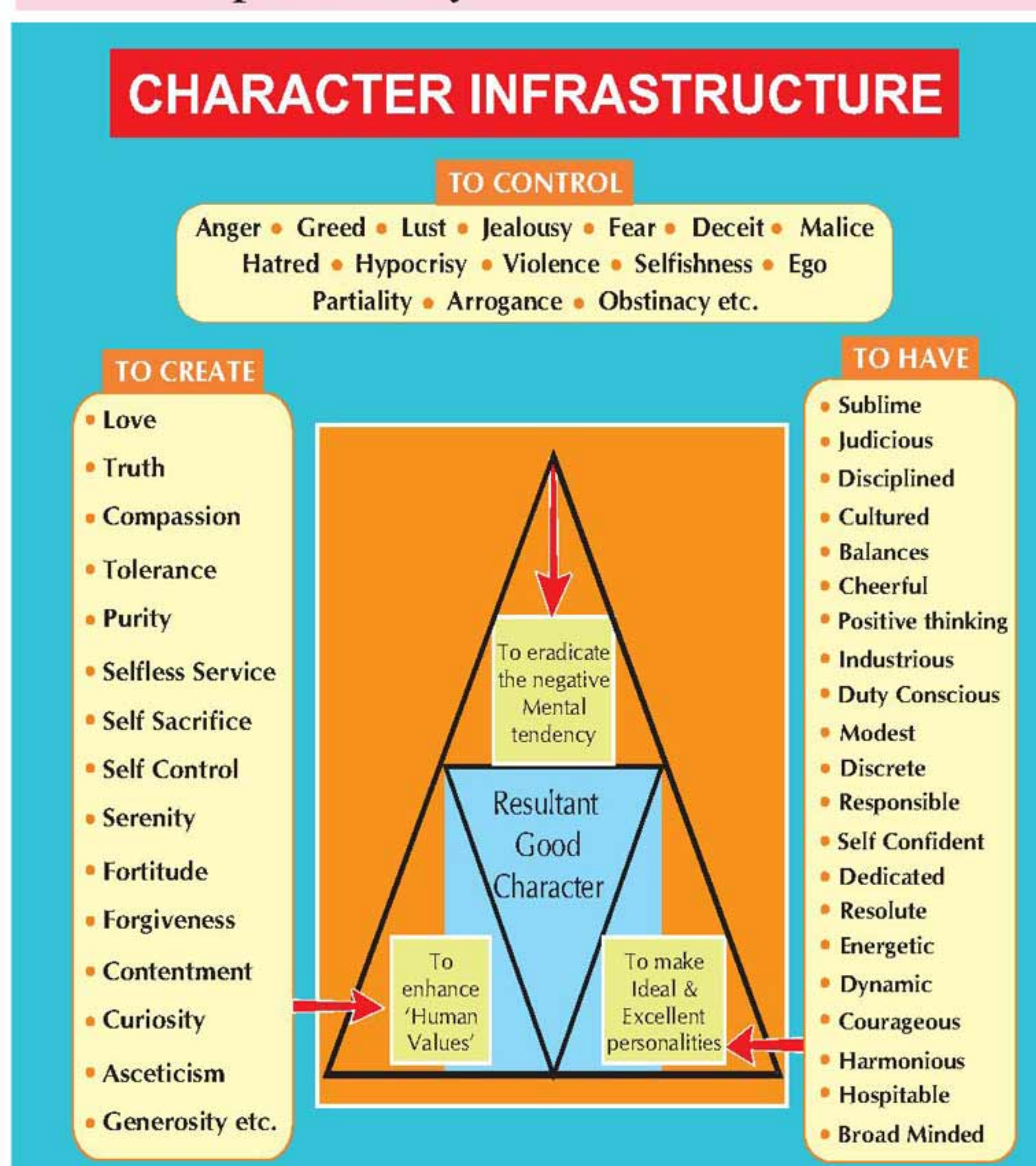
**Important Values**—Care & Concern for patients & their loved ones, *commitment* towards teamwork & learning *integrity* in our internal energies and *excellence* through sincere efforts and skillful execution.

#### A BASIC REQUIREMENTS OF LIFE

1. HEALTH IS REQUIRED FOR PROPER LIVING, WORKING & ENJOYMENT. IT CAN BE ACHIEVED IN A BETTER WAY IF FOLLOWING NINE TYPES OF INFRASTRUCTURE IN A PROPER WAY ARE PROVIDED AND MADE AVAILABLE:-

- Physical**—Water, Sewerage, Drainage & Power.
- Social**—Education, Health, Security, Safety, Justice, Recreation and Shelter.
- Ecological**—Free from Water, Air, Noise & Soil pollution.
- Circulation**—Roads, Railways, Metro, Mono rail and Parking..
- Economic**—Enough to fulfill basic requirements of life of the self; family and Public at large.
- Emergency**—Infrastructure; to face Earthquake, Draught, Floods, Volcano and Tsumani.

- Character**—(a) To eradicate the negative mental tendencies,  
(b) To enhance 'Human Values',  
(c) To make Ideal & Excellent personality.



- Equality for all to the extent possible.
- Respect for all elderly persons especially senior citizens.

2. PUBLIC HEALTH NEEDS LOT OF RESEARCH & DEVELOPMENT PARTICULARLY FOLLOWING ON 9 SUBJECTS:

- Critical Care
- Diagnostics
- Radiology
- Medical Robotics
- Surgical Tables & Lights
- Neonatal Care
- Emergency Care
- Life success
- Cardiology

3. HOW TO CONTROL BAD HABITS OF

- Taste for Fast-Food and hot drinks
- Fats
- Quarrel nature
- Irreligious way of life
- Sex

These are long term process, But have to be followed to make the life simple, healthy and long. This can be done with help of character Infrastructure

cont . . .

**4. PUBLIC HEALTH NEEDS AT LEAST FOLLOWING SPECIALTIES IMMEDIATELY :-**

- (i) Anesthesiologist,
- (ii) Burns & Plastic Surgeon,
- (iii) Cardiologist,
- (iv) Chest Physician,
- (v) Dental Surgeon,
- (vi) Dermatologist,
- (vii) Endocrinologist,
- (viii) ENT Specialist,
- (ix) Gastroenterology,
- (x) General / Laparoscopic Surgeon,
- (xi) Gynecologist & Obstetrician,
- (xii) Nephrologists,
- (xiii) Neurologist,
- (xiv) Oncologist & Oncosurgeon,
- (xv) Ophthalmologist,
- (xvi) Orthopaedician,
- (xvii) Pediatrician,
- (xviii) Pathologist,
- (xix) Physician,
- (xx) Urologist & (xxi) Radiologist.

**5. EVERYBODY SHOULD BE GIVEN PROPER, ECONOMICAL AND TIMELY TREATMENT IRRESPECTIVE OF HIS/HER STATUS**

For this, every-body from hospital and patient side has to be educated with the help of CCTV and TV channels.

**6. WE HAVE TO TAKE CARE OF HEALTH OF 2/3 POPULATION OF THE COUNTRY LIVING IN VILLAGES.**

A separate chapter has to be written on this subject.

**A LOT OF RESEARCH HAS TO BE DONE ON THE SUBJECT OF HEALTH OF VILLAGERS; MAY BE BY CREATING SEPRATE DEPARTMENT IN THE MINISTRY OF HEALTH AND FAMILY PLANNING.**

**7. IMPORTANT AGE OF HUMAN BEING STARTS, FROM 60; MORE ATTENTION HAS TO BE GIVEN TO EVERYONE. PLEASE ASSUME THAT MAN WILL LIVE UPTO 90 YEARS, OF AGE.**

**8. FOR EFFICIENT WORKING; PEOPLE CAN BE DIVIDED IN TWO AGE GROUPS : (1) 40-50 YEARS (2) 70-80 YEARS**

THEN COMBINE THEM FOR EFFICIENT WORK. I THINK THIS IS BEING DONE IN JAPAN.

**9. Central National Capital Region (Central NCR)**

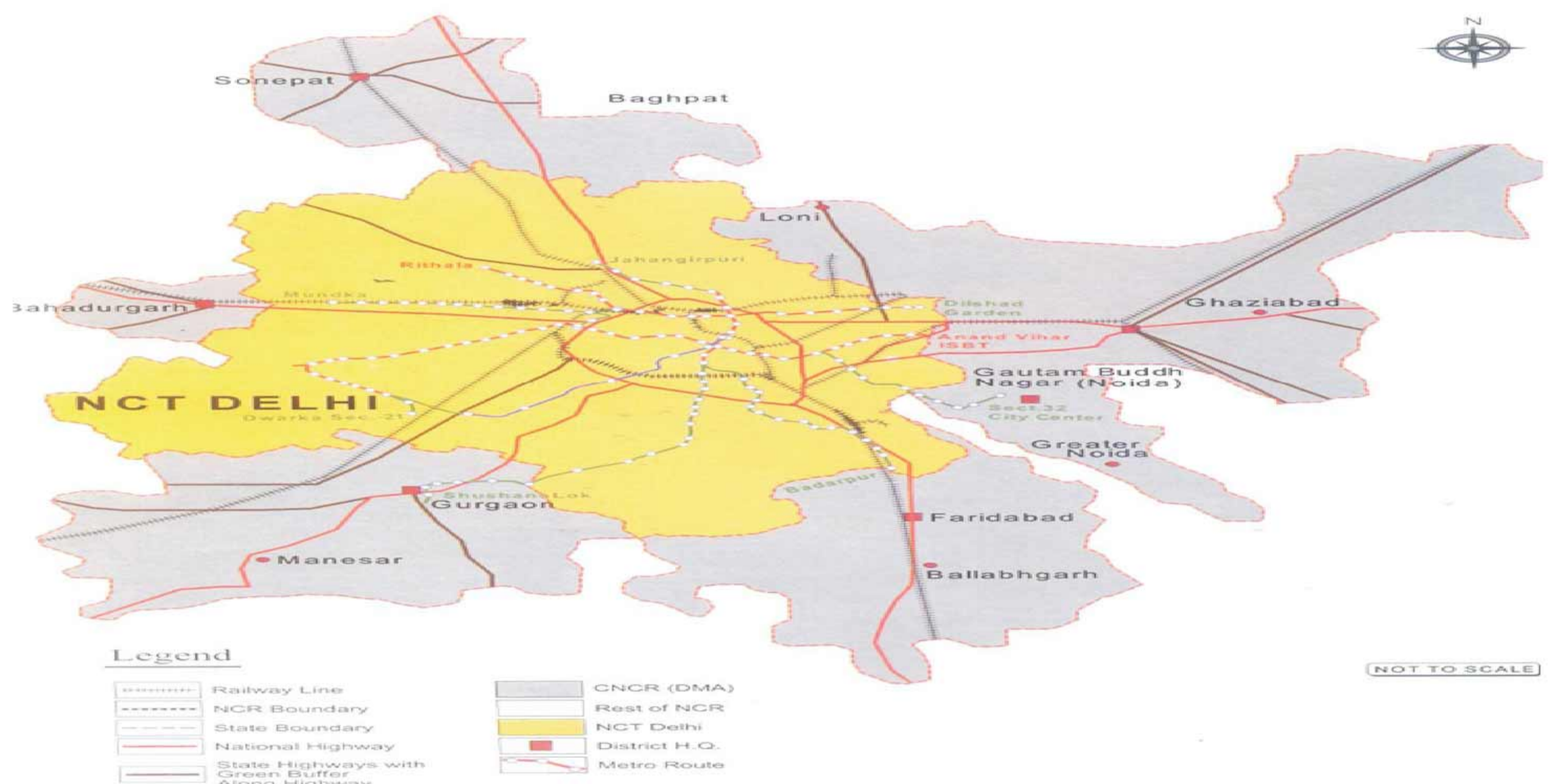
The Central NCR (earlier the Delhi Metropolitan Area) as defined in the Regional Plan-2021, comprises of the notified/controlled development areas of the neighbouring settlements of Ghaziabad - Loni, NOIDA, Greater Noida, Gurgaon - Manesar, Faridabad- Ballabgarh, Bahadurgarh and Sonapat - Kundli, and the extension of the ridge in Haryana, having an area of about 2000 sq. kms.

**10. AVAILABILITY OF URBANISABLE LAND IN NCTD-2021 AD.**

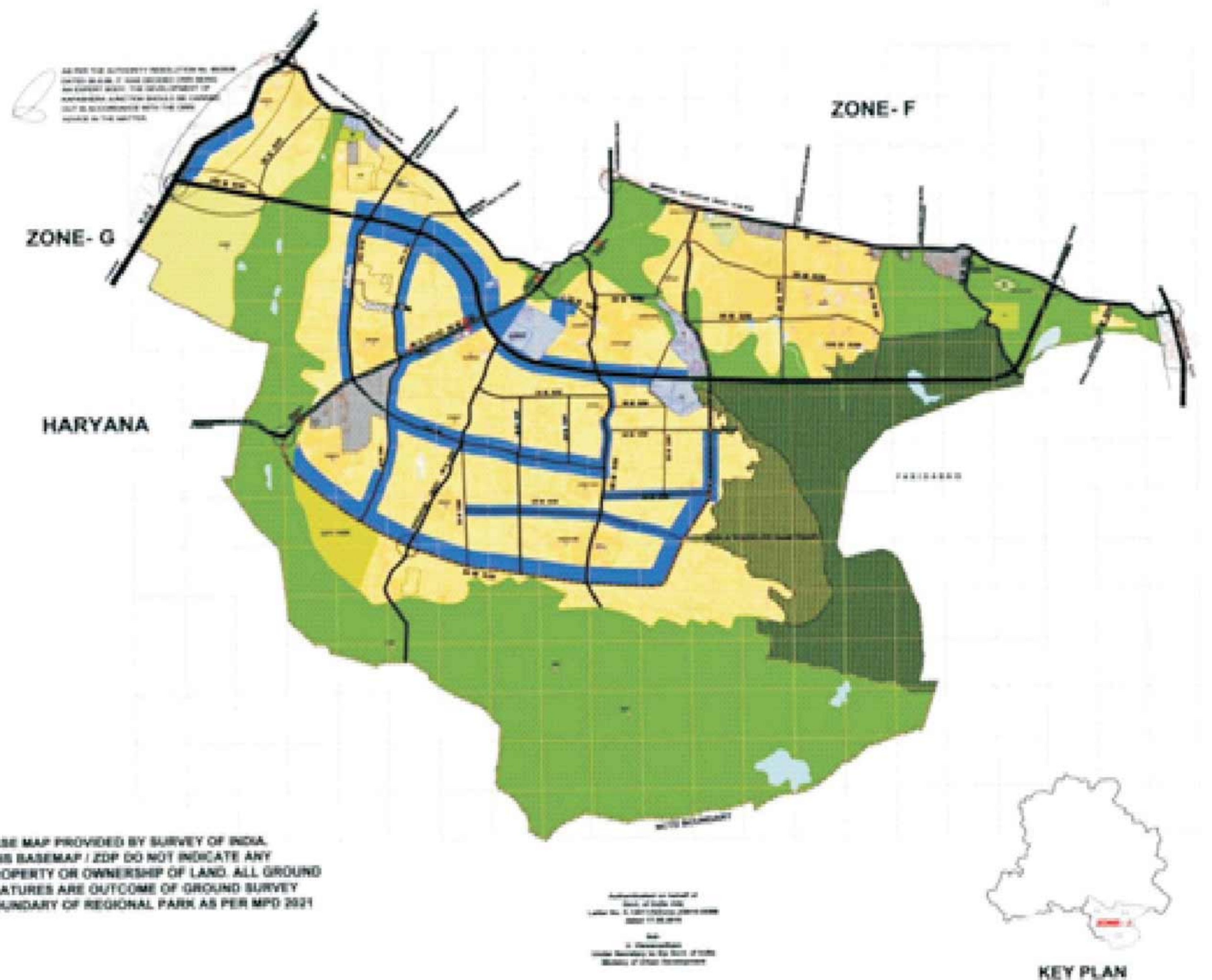
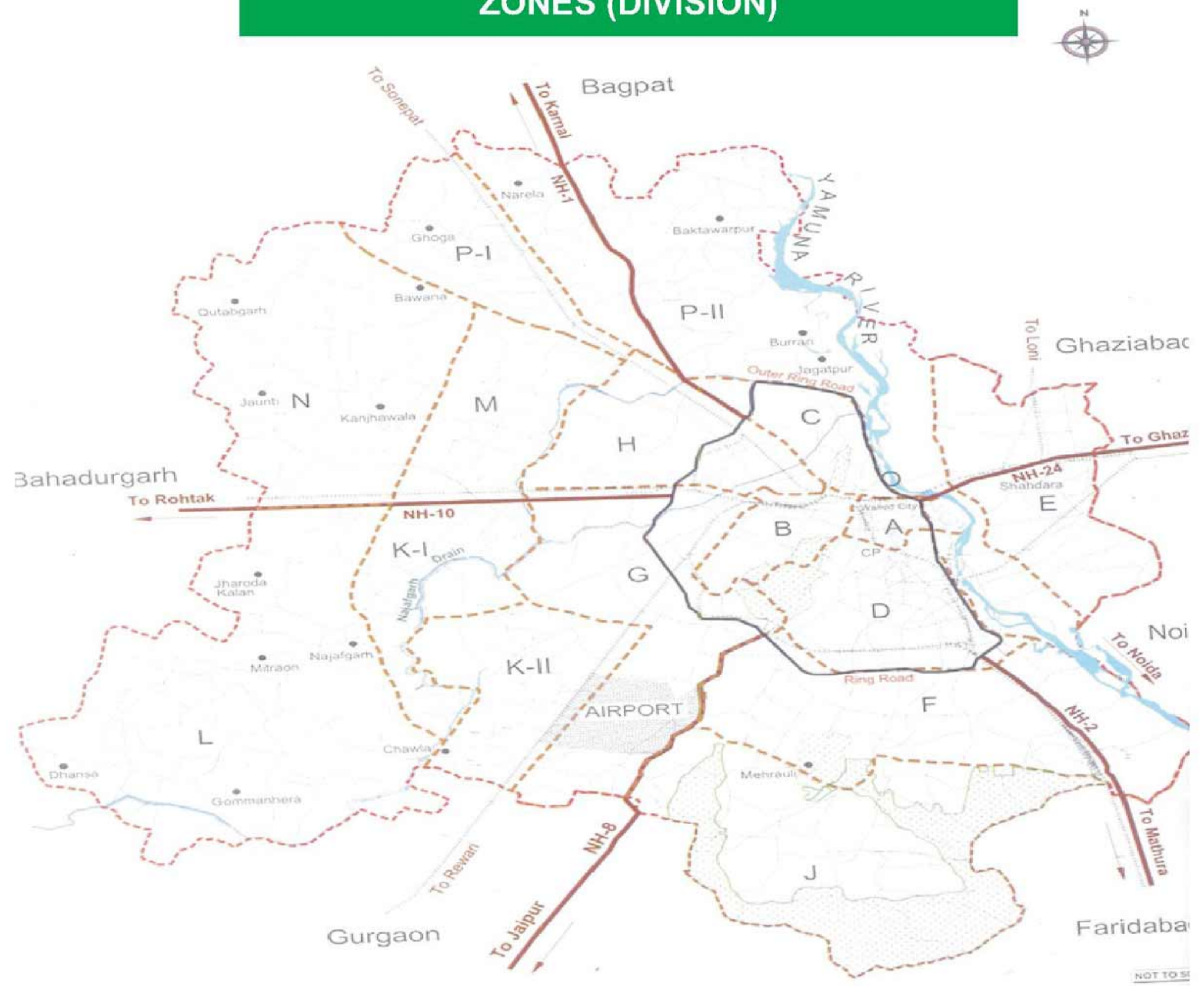
S.NO.	LAND USE	PERCENTAGE TO TOTAL AREA (HA.)
1	Total Geographical Area – NCT Delhi	100%
2	Built-up Area (As per IRS IC LISS III Satellite data 1999)	47.31%
4	Proposed/Actual Land available for urbanization	18.63%
5	Total Urbanisable area 2021 (including built up area 1999)	65.94%
6	Population, which can be accommodated @ 225 PPH = 230 lakh	

**B. OUTLINES OF HEALTH FACILITIES IN CNCR; DELHI; ZONES OF OUTER DELHI; J; K1; K2; L; M; N; P1 AND P2.**

**CENTRAL NATIONAL CAPITAL REGION**



**NATIONAL CAPITAL TERRITORY OF DELHI ZONES (DIVISION)**



**Zone—J ;**

**Location : (South Delhi-II)**

**TOTAL AREA - 15178 HECTS.**

**Population 20.67 LAKHS.**

It is bounded by MehrauliBadarpur road in the North, National Highway No. 8 in the West, and National Capital Territory of Delhi boundary in the South and East.

Hospital 'A'( 4); Hospital 'B'( 8); Veternity Hospital ( 4); Medical College (2); Nursing Institute ( 2)



**Zone—M ;**

**Location : (Rohini Sub-City) (North West Delhi-II)**

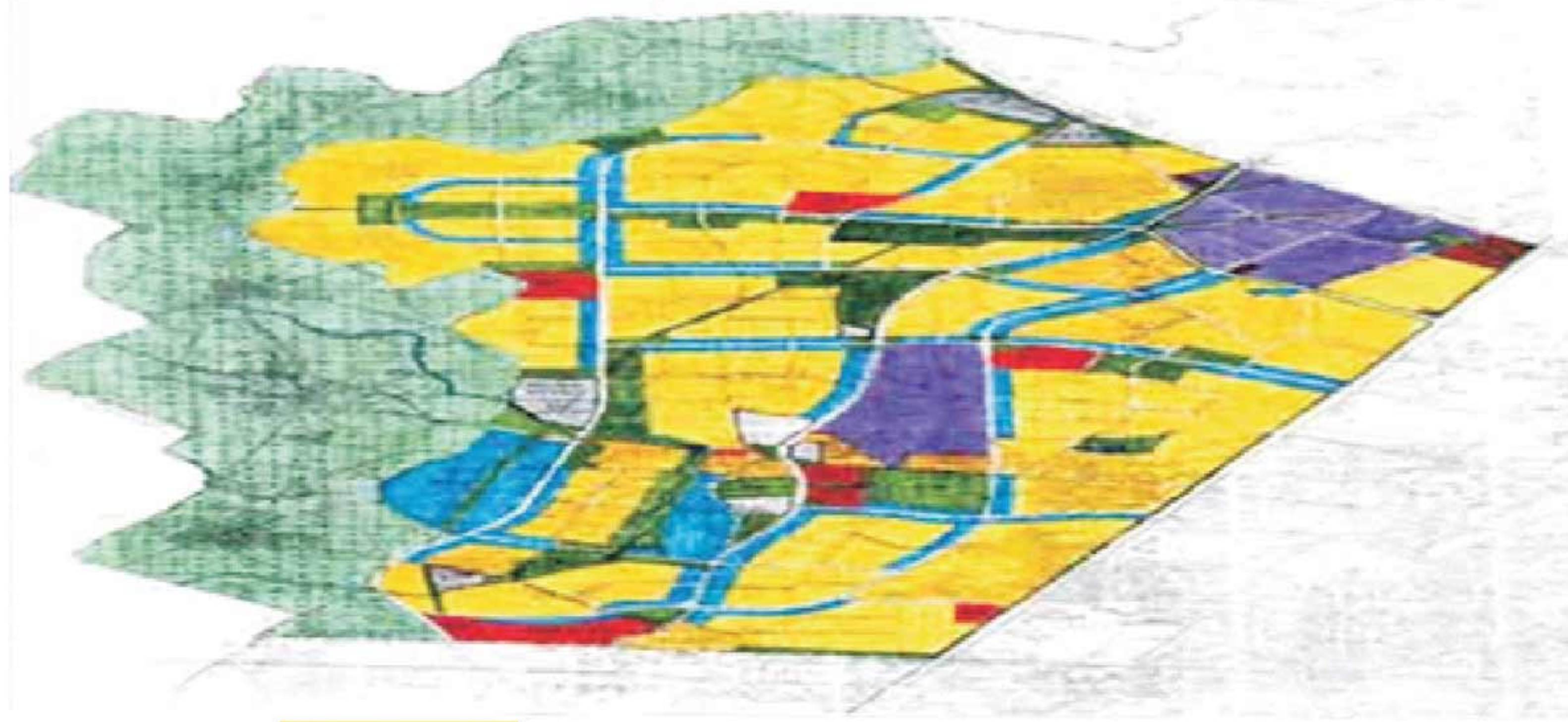
**TOTAL AREA - 5543 HECTS.**

**Population 9.8 Lakhs**

**LOCATION:-**

North East ; Western Yamuna Canal ; South : Rohtak Railway line  
 East : Boundary of Zone-H; West :Existing H.T. line  
 Population 9.8 Lakhs

Hospital 'A' (2); Hospital 'B' (4); Hospital 'C' (10); Hospital 'D' (10); Maternity home (20); Nursing home/ Polyclinic (20); Medical College (1); Veterinary Hospital for Pet Animals & Birds. (2).



**Zone—N ;**

**Location : (North West Delhi-III)**

**TOTAL AREA - 13975 HECTS.**

**Population 24.2 Lakhs**

1. Hospital (A) (5); (2.) Hospital (B) (9); (3). Hospital (C) (24); (4). Hospital (D) 24;(5). Maternity Home 48; (6). Nursing Home/ Polyclinic (48); (7). Vaternity Hospital (5);

**NEWS PAPERS CLIPPINGS**

**1. सिर्फ योजनाएं बनीं, अस्पताल नहीं**

कब और कहाँ हुआ शिलान्यास

- नजफगढ़ में फरवरी 2004 को तत्कालीन केंद्रीय श्रम मंत्री डा. साहेब सिंह वर्मा ने प्राथमिक हेल्थ सेंटर में रेफरल अस्पताल का शिलान्यास किया था।
- नगर निगम ने तिलक नगर में वर्ष 2007 में 100 बिस्तर के अस्पताल का शिलान्यास किया था। पेड़ काटने की अनुमति नहीं मिलने से इसका निर्माण शुरू नहीं हो पाया।
- सिरसपुर में पहली बार 1980 के दशक में अस्पताल का शिलान्यास हुआ था।
- 2007 में प्रदेश सरकार के तत्कालीन स्वास्थ्य मंत्री ने आधारशिला रखी। फिर भी अस्पताल नहीं बना।

**2. दिल्ली सरकार की प्रस्तावित परियोजनाएं**

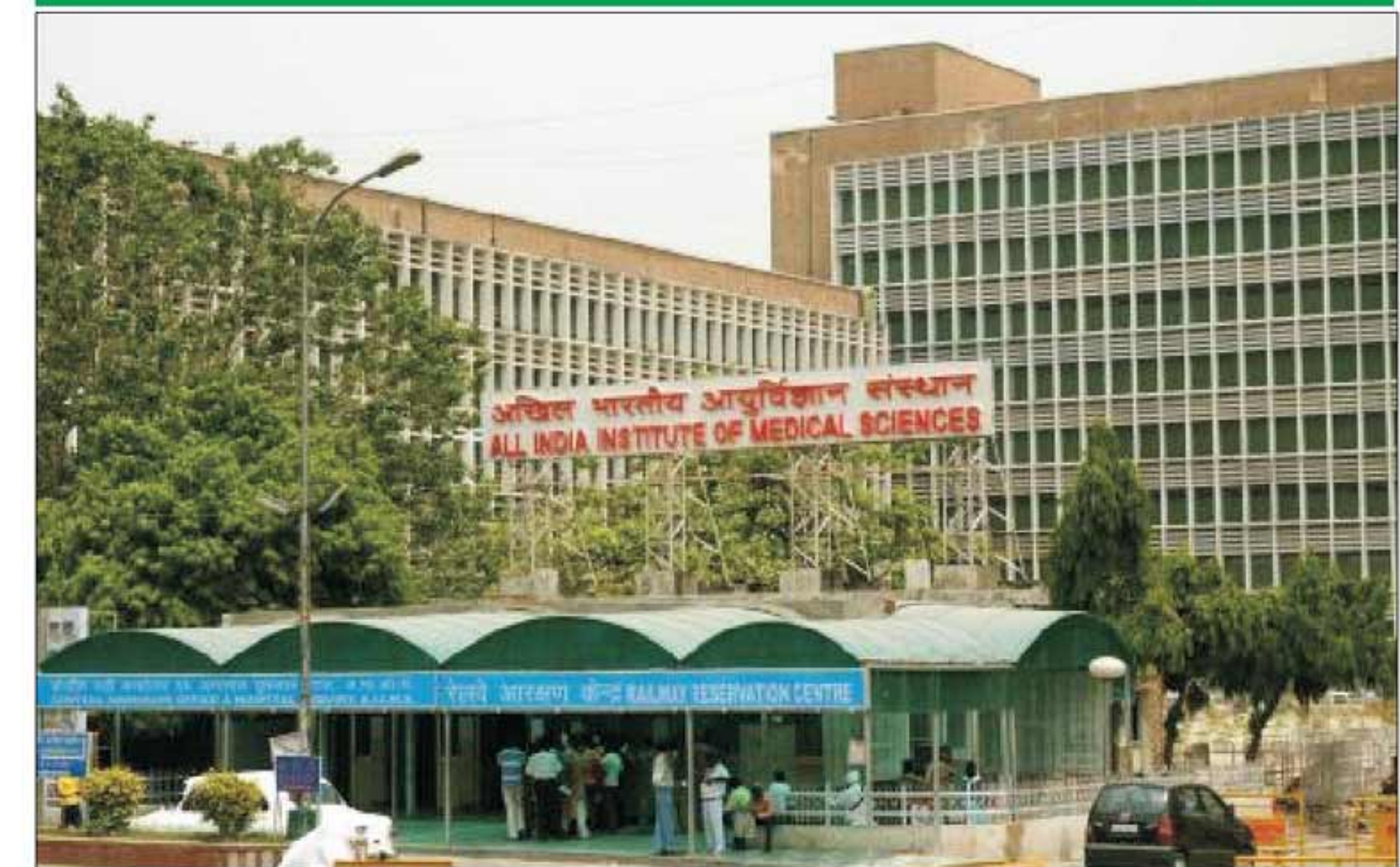
द्वारका अस्पताल	750	बापरौला	100
सिरसापुर	200	झटीकरा	100
बुराड़ी	200	हस्तसाल	100
मादीपुर	200	बवाना मैटरनिटी सेंटर	200
अम्बेडकर नगर	200	नांगलोई मैरनिटी सेंटर	200
छतरपुर	200	केंद्र सरकार की परियोजना	200
विकासपुरी	200	नजफगढ़ रेफरल अस्पताल	200
ज्वालापुरी	200	नगर निगम की परियोजना	200
बामनौली	100	तिलक नगर	100
सरिता विहार	125	अलीपुर पॉली क्लीनिक	125
केशवपुरम	100	कुल बेड	3175
मोलडंबंद	100		

**कुल बेड**

**3175**

15. बच्चे होते हैं दो गुना ज्यादा बीमार !—D.J
16. स्कूली बच्चों को स्वास्थ्य का अधिकार—20.11.2011—D.J
17. Soon, Policy on free treatment for poor—27.11.2011—T.O.I
18. Men who eat cheese may risk chance of becoming dad—25.10.2011—T.O.I
19. '25% elderly population depressed'—12.02.2012—T.O.I
20. Mumbai and Delhi kids most prone to pre-dinner snacks—11.09.2009
21. Squirmed By Junk Food Advertisements, Habit Pushing up Obesity Levels.
22. 70% of infants die in 1<sup>st</sup> month—03.04.2012 T.O.I
23. First 1,000 days shape health for life—21.03.2012—T.O.I
24. 70 million diabetics in india by 2015: Study—30.07.2009—T.O.I
25. All above 30 yrs to be tested for diabetes: Health minister—01.07.2011—T.O.I
26. Children fight diabetes, obesity with awareness—14.11.2011—T.O.I
27. Diabetes patients get networking site—14.11.2011—T.O.I
28. Thin diabetics may be more in danger than obese ones—12.08.2012—T.O.I
29. Lack of sleep tied to obesity and diabetes—T.O.I
30. Popcorn is healthier than fruits : study—T.O.I
31. Bitter lauki can lead to death : Study—26.10.2011—T.O.I
32. Apples may keep cancer away—11.12.2012—T.O.I
33. हर स्कूल में तैनात हों डॉक्टर व नर्स : हाईकोर्ट—09.08.2011—D.J
34. दिल्ली को मिलेंगे दस अस्पताल—11.12.2012—D.J
35. आग से सुरक्षा—11.12.2012—D.J
36. तो देश बन जाएगा डायबिटीज की राजधानी—05.07.2010—D.J
37. टीट के बीज से होगा शुगर का इलाज—05.09.2011—D.J
38. महामारी का रूप ले रहा है मधुमेह—25.09.2012—D.J
39. राजधानी में 76 फीसदी लाग मोटापे से ग्रसित—22.09.2012—D.J
40. Doctor fined 5 lakhs for wrong blood transfusion—18.03.2013—T.O.I
41. Healthcare on shaky bed as spending dips—T.O.I
42. 'No plan to levy tax on doctors' fee, surgery cost'—T.O.I
43. करोड़ों के अस्पताल में धूल फांक रहीं मशीनें—17.06.2012—D.J.
44. एम्स में अव्यवस्था—02.06.2012—D.J.
45. City to get 70 ambulances to meet shortage—T.O.I

**बीमारी से नहीं तो बदइतजामी से मर जाएं मरीज**



**दिल्ली में अस्पताल**

दिल्ली सरकार के	38
नगर निगम के	54
एनडीएमसी के	04
केंद्र सरकार स्वास्थ्य सेवाएं	04
ईएसआइ	04
रक्षा मंत्रालय/दिल्ली छावनी	03
स्वायत्तशासी (सरकार व राज्य)	04
गैर सरकारी पंजीकृत	676

इसके अलावा कई अन्य अस्पताल भी हैं दिल्ली में।

3. Single junk meal can harm heart—31-10-2012 T.O.I
4. दिमाग में होता है। आनंद का केंद्र—D.J.
5. छतरपुर में बनेगा 800 बेड का कैसर अस्पताल—06.03.2013 T.O.I
6. कोलेस्ट्रॉल को कम करती है हल्दी—30.11.2012—D.J (दैनिक जागरण)
7. पपीता में है अनेकों गुण—30.11.2012—D.J
8. We have weaker hearts than Americans : Study—22.04.2012—T.O.I
9. Drink more water, it helps control BP—08.07.2010—T.O.I
10. Vegetarian diet cuts hear disease risk—01.02.2013—T.O.I
11. One woman dies of abortion every 2 hrs—20.11.2012—T.O.I
12. Brain photos reveal why Einstein was a genius—19.11.2012—T.O.I
13. Even a CAT scan has a 4-month wait list at AIIMS—09.10.2010—T.O.I
14. Not even 1 hospital bed per 1,000 persons—10.10.2011—T.O.I

cont . . .

## D. PROPOSED HEALTH POLICY.

### 1. BASIC DATA ON HEALTH ON THE EVE OF BUDGET 2013-14

Delhi government has admitted that the city faces a huge shortfall in hospital beds. As per the economic survey report released on 19.03.13 Delhi has 2.55 beds per 1,000 population — half the number recommended by the World Health Organization.

The private sector contributes more than 40% of hospital beds (17,418 in number) while the central government's 23.2% (9,894). The survey said there were a total of 815 medical institutions in the city with a bed capacity of 42,598

The city government too is not spending enough in the health sector: The total expenditure on health as a proportion of gross state domestic product varied from 1.05% in 2006-07 to 1.12% in 2011-12.

But in the last three years, 2009-10 to 2011-12, percentage spending on health declined from 1.2% to 1.12%.

The three municipal corporations and New Delhi Municipal Council (NDMC) contribute 4,138 and 220 beds respectively. The rest are under other autonomous bodies.

At least 12 hospitals in the city are either under construction, up gradation or expansion. This includes the 650-bedded super-specialty hospital to be started in Tahirpur and 300 bedded hospital in Jankpuri among others.

The survey report states the government is facing hurdles such as non-availability of land, shortage of manpower and multiplicity of agencies in the extension of healthcare facilities as a result, all hospitals are overcrowded as the city receives patients not just from other states but also from other parts of the globe.

Agencies	No. of hospitals	No. of beds
Private hospitals/nursing homes	684	17,418
Central govt	26	10,811
Delhi govt	38	9,894
Municipal corporations	61	4,138
NDMC	4	220
Other autonomous bodies	2	117

### FOCUS ON PREVENTION

**Chief minister Sheila Dikshit said;** 2013 would be the year of awareness for prevention and early detection of diabetes and hypertension.

Studies show about 13-14% people in the city suffer from diabetes and 18-20% are pre-diabetic.

The government has increased the health budget for 2013-14 by 33%—from Rs 1,872 crore to Rs 2,490 crore. The health department proposes to employ specialized mobile units for outreach programmes under mental health, dental health and liver health screening.

### 2. TO MEET THE SHORTAGE OF HEALTH FACILITIES:

2.1; INCREASE THE NUMBER OF BEDS AS PER WORLD HEALTH ORGANIZATION NORMS FROM 2.55 TO 5. IT WILL HAVE DOUBLE THE NUMBER OF BEDS. THIS IS POSSIBLE BECAUSE AREAS ARE THERE; SPECIALLY IN ZONE J,K,L,M,N,P1 & P2;

2.2; For 23M population @ 5 bed per 1000 population, total required beds will be 1.15 lakhs against 42,598 existing beds. Therefore, balance of 1,15,000 – 42,598 = 72,402 beds are required in Delhi by 2021 AD.

It is proposed that 60% (69,000) of beds should be taken care of by Private Sector and 40% (46,000) beds by Public Sector.

2.3; PROPAGATE FIRST AID HEALTH EDUCATION TO THE PUBLIC AT LARGE BY ARRANGING CAMPS AND WEB SITES.

2.4; ALL HEALTH UNITS SHOULD HAVE PROPER & ADEQUATE INFRASTRUCTURE; PHYSICAL; SOCIAL; ECONOMIC, ECOLOGICAL & AT THE TOP CIRCULATION INC. PARKING.

### 3. USE THE MODEL OF PUBLIC PRIVATE PARTNERSHIP

- Universal coverage and equity for primary health care
- Improving quality, accessibility, availability, acceptability and efficiency of health services.
- Exchange of skills and expertise between the public and private sector.
- Mobilization of additional resources.
- Improve the efficiency in allocation of resources and additional resource generation.
- Strengthening the existing health system by improving the management of health within the government infrastructure.
- Widening the range of services and number of service providers.
- Clearly defined sharing of risks
- Community ownership

### 4. TO HAVE TRANSPARENCY AT THE GATES OF HOSPITAL with large boards consisting all the information of the Health, doctors with facilities.

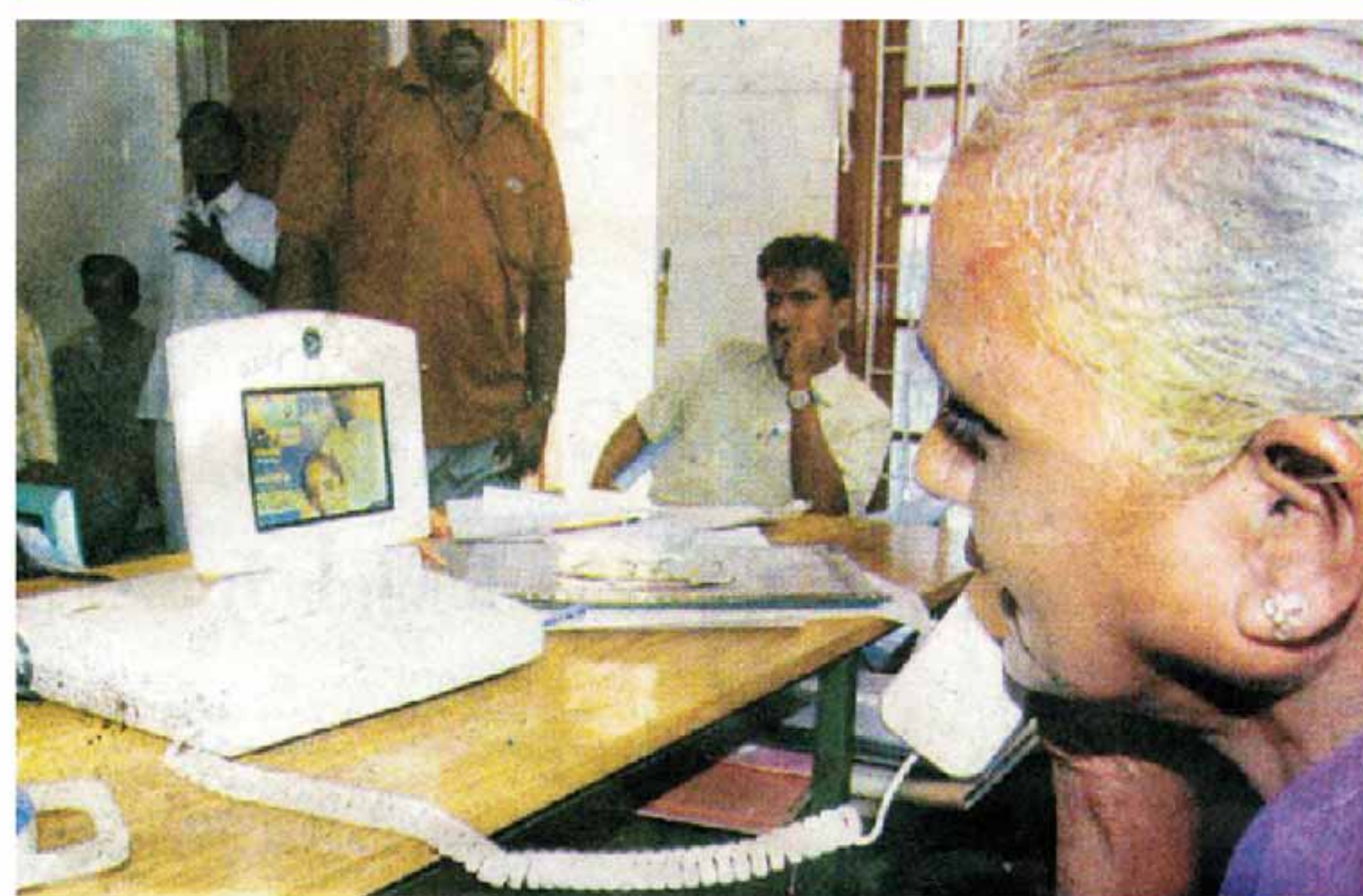
### 5. TO INCREASE THE NUMBER OF HOSPITALS OF VARIOUS SIZES AND BEDS AS PER NORMS GIVEN IN MASTER PLAN OF DELHI-2021 AD.

### 6. TO GIVE PRIORITY TO ACCIDENTAL CASES SPECIALLY OF RAPES.

### 7. E. GOVERNANCE & M. GOVERNANCE.

(i) A patient in any part of NCR can see doctor in Delhi without coming to him.

8. **TELE-MEDICINE** is a rapidly developing application of clinical medicine where medical information is transferred via telephone, the Internet or other networks for the purpose of consultation, and sometimes remote medical procedures or examinations



9. **MICRO-SOFT HEALTH VAULT** is a *personal health application platform* that enables individuals to store and manage their health information in a personal, online account, while providing a platform for healthcare providers, professional organizations, insurance companies and others. Health Vault is a tool that enables people to take more control and interest of their health, and which is vital to arresting the exploding cost of health care.

10. **ICT** is an essential tool in bringing better healthcare to areas beyond the geographical reach of hospitals or healthcare centres.

11 **REGULARISATION OF THOUSANDS OF SMALL HEALTH UNITS AT THE EXISTING SITES AND ALSO BY PROVIDING ALTERNATE PLOTS OF 500; 1000; & 1500 SQ.M.**

12. **GIVE ADEQUATE IMPORTANCE TO OTHER MEDICAL SCIENCES NAMELY AYURVEDIC, HOMEOPATHIC, Naturopathy unani, etc.**

13. **FACILITY OF AMBULANCE SHOULD BE MUCH MORE THAN AT PRESENT.**

14. **No. of adequate beds has to be added.**

15. **How to control and implement program of Public Private Partnership?**

- A proper plan (i) Physical, (ii) Financial, (iii) Time, (iv) Direction & (v) Character be prepared by the Govt. and the Private Sector.
- Plans of Trunk Infrastructure (i) Water, (ii) Sewerage, (iii) Drainage, (iv) Power, (v) SWM, (vi) Telecommunication, and (vii) Circulation will be prepared by the Govt. and get implemented by its own funds.
- Plans of peripheral infrastructure (i) Water, (ii) Sewerage, (iii) Drainage, (iv) Power, (v) SWM, (vi) Telecommunication, and (vii) Circulation, will be get prepared by the Govt. and Private Sector. These plans will be implemented by the Private Sector by its own funds.
- Plans of internal infrastructure (i) Water, (ii) Sewerage, (iii) Drainage, (iv) Power, (v) SWM, (vi) Telecommunication, (vii) Circulation will be prepared and implemented by the Private Sector by own funds.
- Land to be allotted to Private Sector at a fixed rate which should be at least two times of the market price.
- Besides hospitals category –A, B, C and D given in MPD 2021 AD, there should be at least 2000 plots of small size 500, 1000, 1500 sqm. in different zones as details given under.

	NAME OF THE ZONE	NO. OF PLOTS
1	Zone-A - Walled City	25
2	Zone-A - Other than Walled City	25
3	Zone-B-Karol Bagh	50
4	Zone-C - Civil Line Area	100
5	Zone -D -New Delhi	50
6	Zone-E-Trans Yamuna Area	50
7	Zone-F-South Delhi	100
8	Zone - G-West Delhi	100
9	Zone-H-North-West Delhi	150
10	Zone-J-Extreme South Delhi	150
11	Zone-KI&II - Dwarka and adjoining areas	200
12	Zone-L-Najafgarh Area	200
13	Zone-M-South of Rohtak Road	200
14	Zone-N- Kanjhawla	200
15	Zone-O-River Yamuna	0
16	Zone-P-I-Narela	200
17	Zone-P-II- Burari Area	200
	<b>TOTAL</b>	<b>2000</b>

**R.G. Gupta**  
(9811018374)

City / Policy Planner

UPS Campus, Block A, PreetVihar, Delhi - 110092

Email: ram\_gopal\_gupta@yahoo.co.in

Blog: www.ramgopalgupta.blog.com

**CONSTRUCTION OF 14.5 LAKHS DWELLING UNITS IN DELHI BETWEEN 2013 AND 2021 AD WITH A BREAKUP OF 6.5 LAKHS BY FOLLOWING THE SYSTEM OF RE-PLANNING, RE-DEVELOPMENT AND RE-CONSTRUCTION AND REMAINING 8.0 LAKHS AS NEW HOUSES**



**LAND POLICY IS THE MOST IMPORTANT INSTRUMENT OF DEVELOPMENT AND HOUSING**

*Developed Land; includes internal and peripheral development, viz. leveling, dressing, laying of internal and peripheral infrastructure, viz. water supply, sewerage, drainage, electricity, gas lines; garbage depots., development of parks, playground and open spaces, development of sites for various community facilities, laying of trunk infrastructure viz. water lines, sewer lines, drains, electric lines, telephone lines, gas lines construction of Master Plan roads, over-bridges under-bridges, flyovers, bus terminals, street furniture; sites for various community facilities of higher order viz.- college, general hospital, research institutions; sources of potable water, construction of treatment plants, systems of sewage disposal, generation of power etc.*



**R.G. GUPTA**  
POLICY/CITY PLANNER



- 1 AS PER LAW; DDA IS A POWERFUL BODY
- 2 IN THE LAST 70 YEARS DDA HAVE DEALT WITH MANY TYPES OF LANDS/ESTATES
- 3 BREAKUP OF AREA FOR VARIOUS USES ARE GIVEN IN MPD-2021 AD
- 4 DIVISIONS OF DELHI IN 18 ZONES AND THEIR OUTLINES.
- 5 CONSTRUCTION OF DWELLING UNITS BETWEEN 2013 AND 2021 AD WITH 6.5 LAKH BY FOLLOWING THE SYSTEM OF RE-DEVELOPMENT AND REMAINING 8.0 LAKHS AS NEW HOUSES.

**1 AS PER LAW; DDA AT PRESENT IS**

**1.1 Section-6; Objects of the Authority**

The objects of the Authority shall be to promote and secure the development of Delhi according to plan and for that purpose the Authority shall have the power to acquire, hold, manage and dispose of land and other property, to carry out building, engineering, mining and other operations, to execute works in connection with supply of water and electricity, disposal of sewage and other services and amenities and generally to do anything necessary or expedient for purposes of such development and for purposes incidental thereto:

Provided that save as provided in this Act, nothing contained in this Act shall be construed as authorizing the disregard by the Authority of any law for the time being in force.

These 117 words are such that DDA is fully in-charge of (i) Planning, (ii) Development, (iii) Construction, (iv) Coordination, (v) Integration, (vi) Evaluation and (vii) Monitoring, irrespective of land use (i) Residential, (ii) Commercial, (iii) Industrial, (iv) Recreational, (v) Transportation, (vi) Utility, (vii) Govt., (viii) Public and Semi public facilities and (ix) Agriculture / Green Belt and water bodies; irrespective of (i) Areas of DDA, (ii) Areas of MCD, (iii) Areas of NDMC, (iv) Areas of Cantonment Board, (v) Areas of Airport and (vi) Areas under River.

**1.2 MOUD again wrote to DDA vide letter dated 2<sup>nd</sup> January 1979 to follow section 6 of the Act and clarified in the following 8 clauses.**

- (a) Preparation, monitoring, review and implementation of the Master Plan;
- (b) Enforcement of land use controls as envisaged in the Delhi Development Act;
- (c) The acquisition and development of land for various activities including residential sites required for EWS, with a view to ensuring the planned development of Delhi;
- (d) Making developed lands available to various agencies both in the public, co-operative and private sectors for house building activities;
- (e) The promotion of a sufficiently dynamic housing programme to ensure that directly and with the assistance of other agencies DDA caters to the growing housing needs of the city;
- (f) Development of commercial and ancillary centres of work, which would ensure the fulfillment of the objectives of the Master Plan; and
- (g) In exercise of its role as custodian of the Master Plan, the DDA has necessarily to coordinate the activities of other specialized agencies such as DESU, MCD, CPWD, Delhi Govt. etc. who are also concerned with the planned development of Delhi.

**1.3 Section-7; Civic survey of, and master plan for, Delhi**

- (1) The Authority shall, as soon as, may carry out a civic survey of, and prepare a master plan for, Delhi.

(2) The master plan shall –

- (a) Define the various zones into which Delhi may be divided for the purposes of development and indicate the manner in which the land in each zone is proposed to be used (whether by the carrying out thereon of development or otherwise) and the stages by which any such development shall be carried out; and
- (b) Serve as a basic pattern of frame-work within which the zonal development plans of the various zones may be prepared.

**Civic survey includes**

1. Physical
2. Social
3. Economic
4. Ecological
5. Emergency surveys

**R.G. GUPTA**  
POLICY/CITY PLANNER

IIT ROORKEE; IIT KHARAGPUR & IIT DELHI, Dip. (RDP); The Netherland 1985-1994—in DDA and simultaneously in DSIDC;  
DAMB; DTTDC; DLPPC; AMDA & RITES  
TC&P Department, Chandigarh  
NMDC Ltd. Fardabad  
1994-96 in NCR-Planning Board  
2000-Sr. Private Secy. of the Jt. Comm. of the Parliament  
2000-2002- Member of 1st Planning Board of GGSIPU  
Consultant in Urban Planning & Infrastructure Development Delhi Jal Board  
Co-opted Members of Bureau of Legislative Studies-Delhi Vidhan Sabha  
Member of a Committee of MCD for planning and Inter-patition of MPD-2021 AD.



Rashtrapati Bhawan



India Gate

## HISTORICAL UN-PARALLEL ACHIEVEMENTS OF INDIA



Delhi became the epicenter of government activity in 1911 when the capital was shifted from Kolkata to Delhi. The initial location proposed for the Capital was to the north of the **Northern Ridge**, but was later changed to the present location around **Raisina Hills**.

In 1922 a tiny Nazul Office, with 10 to 12 officials, was set up in the Collectorate of Delhi. **This was the first authority to regulate the planned development of the city.**

In order to plan Delhi and to stop its rapid and haphazard growth, the Central Government appointed a Committee under the chairmanship of **Sh. G.D. Birla** in 1950. This Committee recommended a single Planning & Controlling Authority for all the urban areas of Delhi.

Consequently, the **Delhi Development (Provisional) Authority - DDPA** - was established by promulgating the Delhi (Control of Building Operations) **Ordinance, 1955 (replaced by the Delhi Development Act, 1957)**. The primary objective was to ensure the development of Delhi in accordance with a plan which came in existence on 27th December, 1957. The Delhi Development Authority (DDA) acquired its present name and its role as the **9th builder** of the illustrious city of Delhi.

## 2 IN THE LAST 70 YEARS DDA HAVE FOLLOWING TYPES OF LANDS/ESTATES

### 2.1. OLD NAZUL ESTATE

There are 24 Old Nazul Estate namely; Pahar Ganj; Daryan Ganj (North); Darya Ganj (South), G.B. Road, B.B. Road, Bela Estate, I.P. Estate, Chirage North, Chirage South, Jhilmil Tahirpur, Southern Ridge, Naiwala, Jhandewalan, Bagh



Rao Ji, Karol Bagh, Jangpura, Aliganj, Arakpur Baghmochi, Shidi Pura, Basti Raghar, Kadam Sharif, Safar Bazar (North), Sadar Bazar (South) and inside city wall. Initially areas of these colonies was 9780 hect. but later on changed.

### 2.2 Colonies developed by Delhi Improvement Trust (DIT)

There are colonies like Kamla Nagar, Jawahar Nagar, Shakti Nagar, Najafgarh Industrial Area, Motia Khan and many others. Details of others are not available.

### 2.3 Development taken place under "Large Scale Acquisition, Development & Disposal" in the last 40-50 years.

2.4 There are lot of area under resettlement colonies. which may be put in Nazul III lands.

2.5 In Delhi there are slum lands called Nazul IV lands.

## 3 SAILENT FEATURES OF DDA IN THE LAST 40 YEARS

### 3.1 GENERAL DEVELOPMENT

- (i) DDA constructed only 3.5 lakhs flats in the last 40 years.
- (ii) Even 10% people of Delhi were not able to get DDA flats in these years
- (iii) Due to lack of housing facilities in Delhi, 10 lakh people of Delhi are dependent upon nearby states
- (iv) DDA developed 2000 Co-operative House Building Societies
- (v) Before 15 years DDA constructed 10,000 flats every year.
- (vi) In the last 10 years, DDA constructed only 54,000 flats
- (vii) In recent years DDA is not able to construct even 5000 flats in a year.

## 3.2 DETAILS OF CONSTRUCTED FLATS IN THE LAST 10 YEARS

Year	No. of flats	Year	No. of flats
2000-01	7302	2001-02	7859
2002-03	5521	2003-04	1676
2004-05	9896	2006-07	2000
2008-09	5238	2010	Planning of 16,000 flats

### 3.3 TOTAL AREA DEVELOPED BY DDA

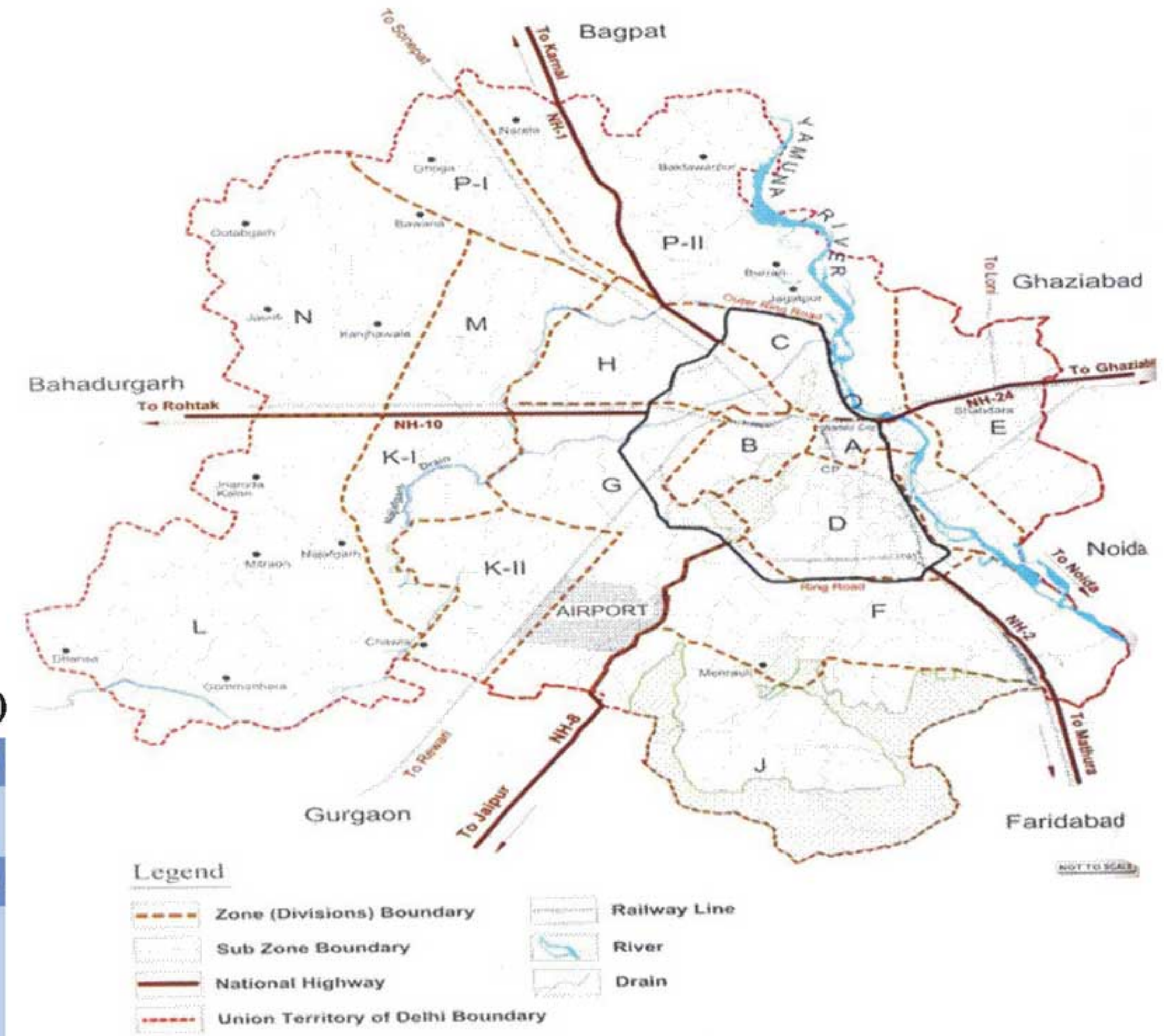
- (i) DDA developed 30,000 hect. of land
- (ii) Constructed flats on 14670 hect. of land
- (iii) Developed the societies on 2320 hect. of land
- (iv) Developed Resettlement Colonies on 3600 hect. of land
- (v) Developed Slum Area on 2634 hect. of land
- (vi) Developed commercial activities on 4250 hect. of land
- (vii) Developed Green Belt on 3600 hect. of land

## 4 BREAKUP OF AREA AS GIVEN IN MPD-2021 AD AREA USED/TO BE FOR URBANIZATION

S.No.	Land Use	Area (Ha.)	% age of total Area (Ha.)
1.	Total area	148,300.00	100.00
2.	Built up area (As per IRS IC LISS III Stalellite data 1999)	70162.0	47.31
3.	Natural Features (Forest, Wild Life Sanctuary, Ridge, River Yamuna and Other Water Bodies/Drains)	19509.1	13.16
4.	Sub - Total (Built-Up + Natural Features)	89671.1	60.47
5.	Balanced land available in NCT-Delhi (1-4)	58628.9	39.53
6.	Land to be kept reserved for SWM, Green, Metro, power, and agriculture	31000.00	20.90
7.	<b>Proposed/Actual land available for urbanization</b>	<b>27,629.00</b>	<b>18.60</b>
8.	Total Urbanisable area 2021 (including built up area 1999) (2+8)	97790.9	65.94
9.	Population, which can be accommodated in 97790.90 hect. @ 225 PPH = 220 lakh		

Delhi divided into 17 zones with areas break up as given under:

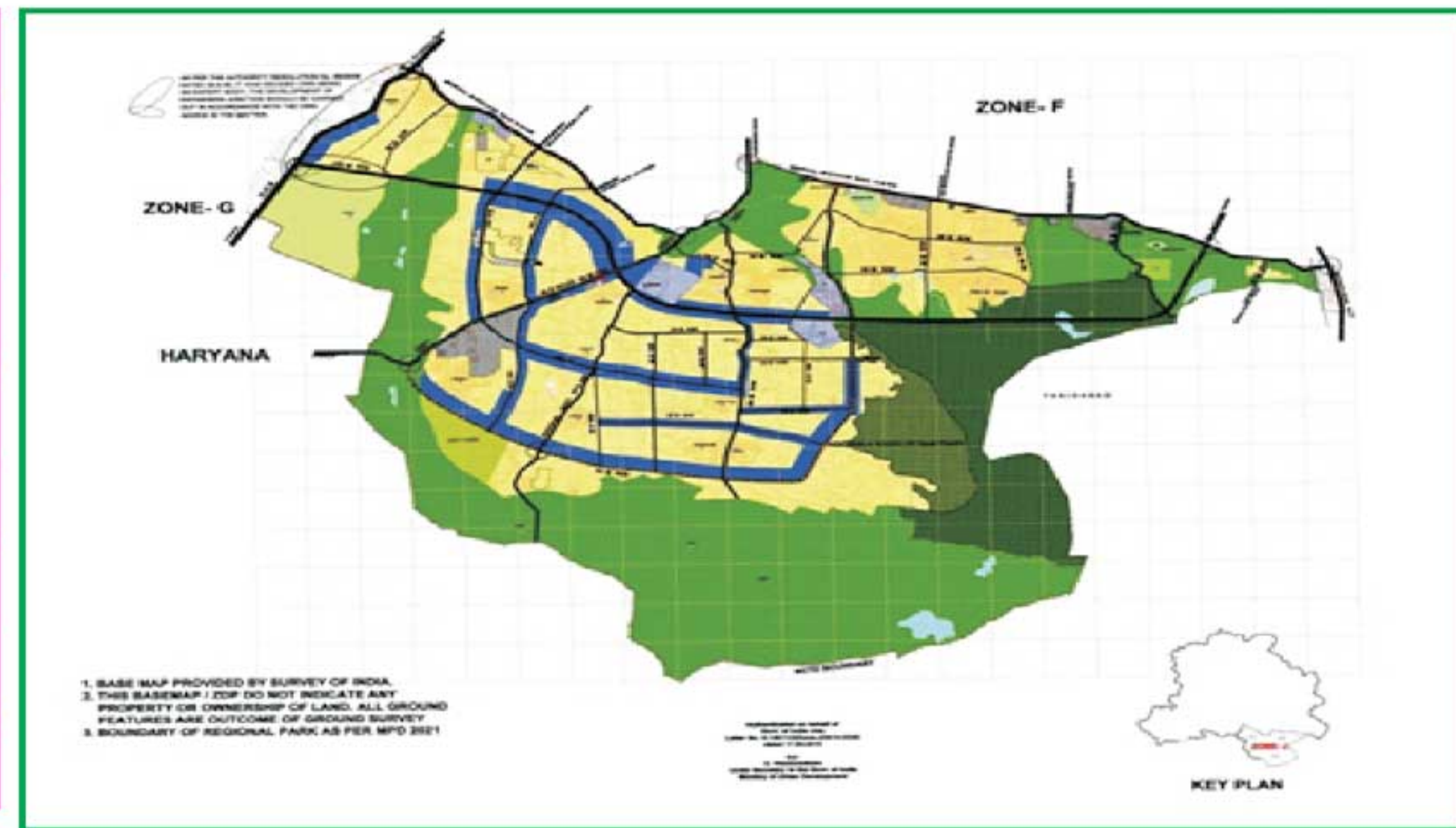
Delhi is in a total area of **148300 hect.** divided into 17 Zones namely (1) Zone-A – 1159 Ha.; (2) Zone-B City Extn. (Karol Bagh) – 2304 Ha.; (3) Zone-C – Civil Line – 3959 Ha.; (4) Zone-D - New Delhi – 6855 Ha.; (5) Zone-E – Trans Yamuna – 8797 Ha.; (6) Zone-F – South Delhi-I – 11958 Ha.; (7) Zone-G - West Delhi-I – 11865 Ha.; (8) Zone-H – North West Delhi-I – 5677 Ha.; (9) Zone-I – South Delhi-II – 15178 Ha.; (10) Zone-J – K1 West Delhi-II – 5782 Ha.; (11) K-II Dwarka – 6408 Ha.; (12) Zone-K – West Delhi-III – 22840 Ha.; (13) Zone-L – North West Delhi-II – 5073 Ha.; (14) Zone-M – North West Delhi-III – 13975 Ha.; (15) Zone-N – River Yamuna/River Front – 8070 Ha.; and (16) Zone-PI – Narela – 9866 Ha and (17) Zone-P-II – North Delhi – 8534 Ha.



**5.1 ZONAL DEVELOPMENT PLAN FOR ZONE-J (SOUTH DELHI-II)**

- (a) Existing Population – 10 Lakhs (Approx.)  
(Village Abadis + Unauthorised Colonies)  
(For which facilities will put in place as per re-development plan)
- (b) Proposed Population in New Area – 10 Lakhs (Approx.)  
MPD 2021 has provided for reduced standards of facilities up to Neighbourhood level for areas earmarked for redevelopment.  
The proposed land use break up of urban extension area is as given below:

Land use	Area in Hect.	Percentage
Residential	4547	55
Commercial	413	5
Public & Semi Public	827	10
Govt. Offices	165	2
Use Undetermined	165	
Recreational Use	1239	15
Circulation	912	11
<b>Total</b>	<b>8268</b>	<b>100</b>

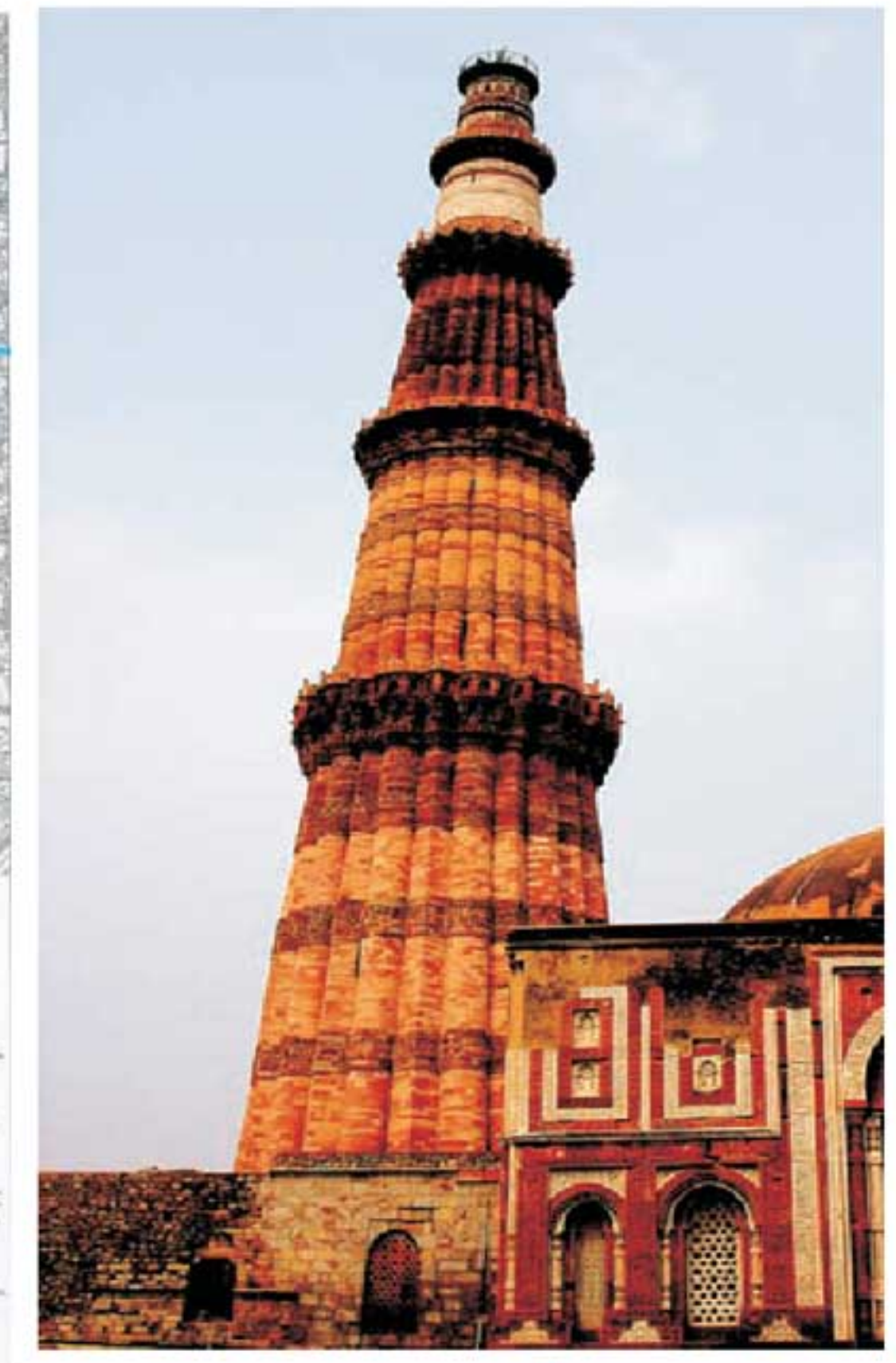
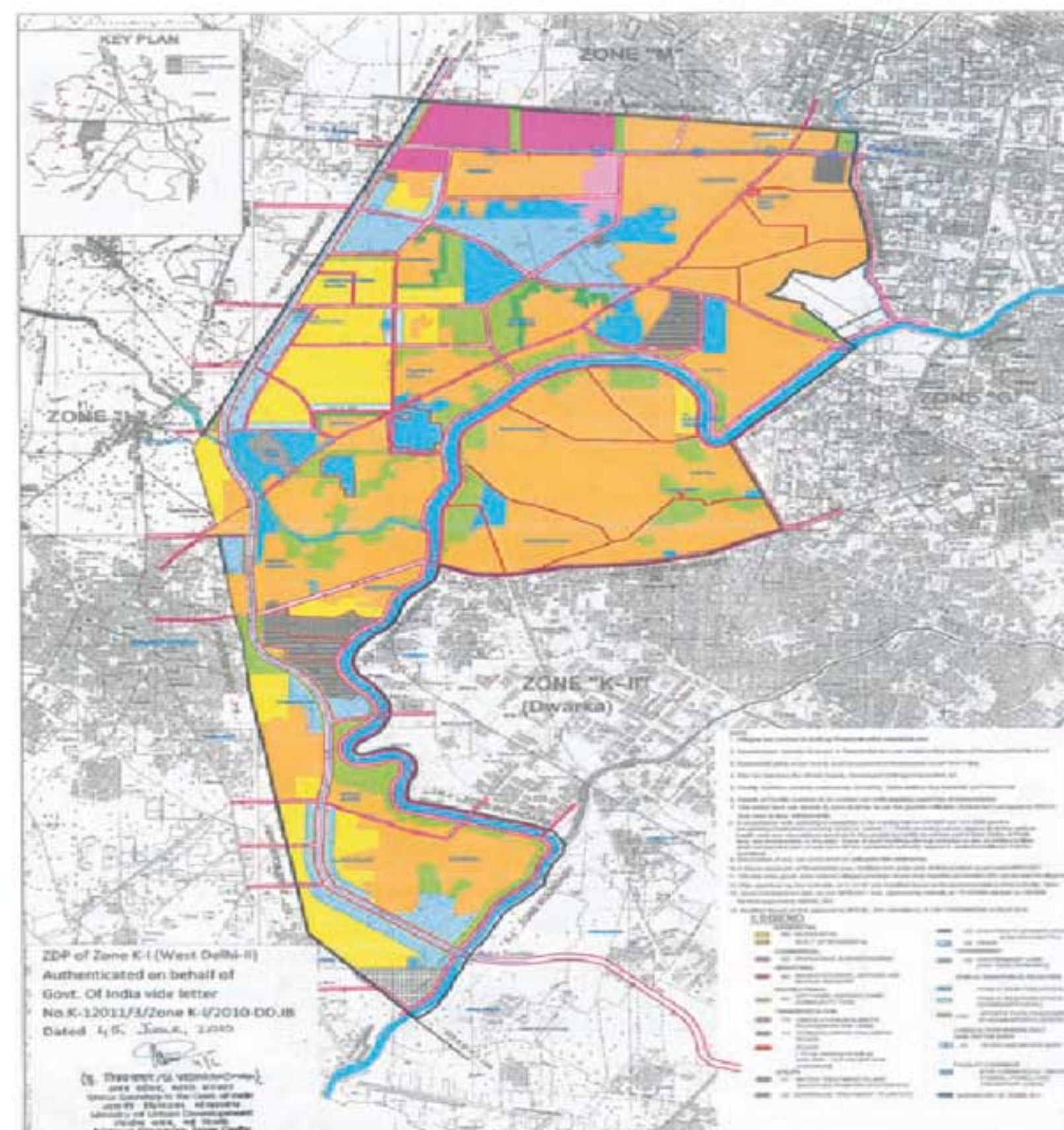


**5.2 ZONAL PLAN K-I**

To accommodate about 12 lakh population following land use distribution has been proposed.

**Proposals Land Use:**

S.No.	Use	Area in Hect.	%
1	<b>Residential</b>	<b>3464</b>	
	(i) Built Up	2787	53.18
	(ii) Proposed	677	
2	<b>Commercial</b>	<b>290</b>	
	(i) Built Up	40	4.45
	(ii) New	250	
3	<b>Industrial</b>	<b>271.27</b>	
	(i) Notified in MPD-2021	121.27	4.45
	(ii) Built Up		
	(iii) New	150**	
4	<b>Public Semi Public</b>	<b>456</b>	<b>7.00</b>
5	<b>Govt. (use undertermined)</b>	<b>68.5</b>	<b>1.05</b>
6	<b>Recreational</b>	<b>719.23</b>	<b>13.03</b>
	Green and Formal Parks	130	
7	<b>Transport</b>	<b>733</b>	<b>11.25</b>
8	<b>Utilities</b>	<b>103</b>	<b>1.58</b>
9	<b>Drains</b>	<b>280</b>	<b>4.30</b>
	<b>Total</b>	<b>6515</b>	<b>100.00</b>



cont . . .

5.3 ZONAL PLAN K-II

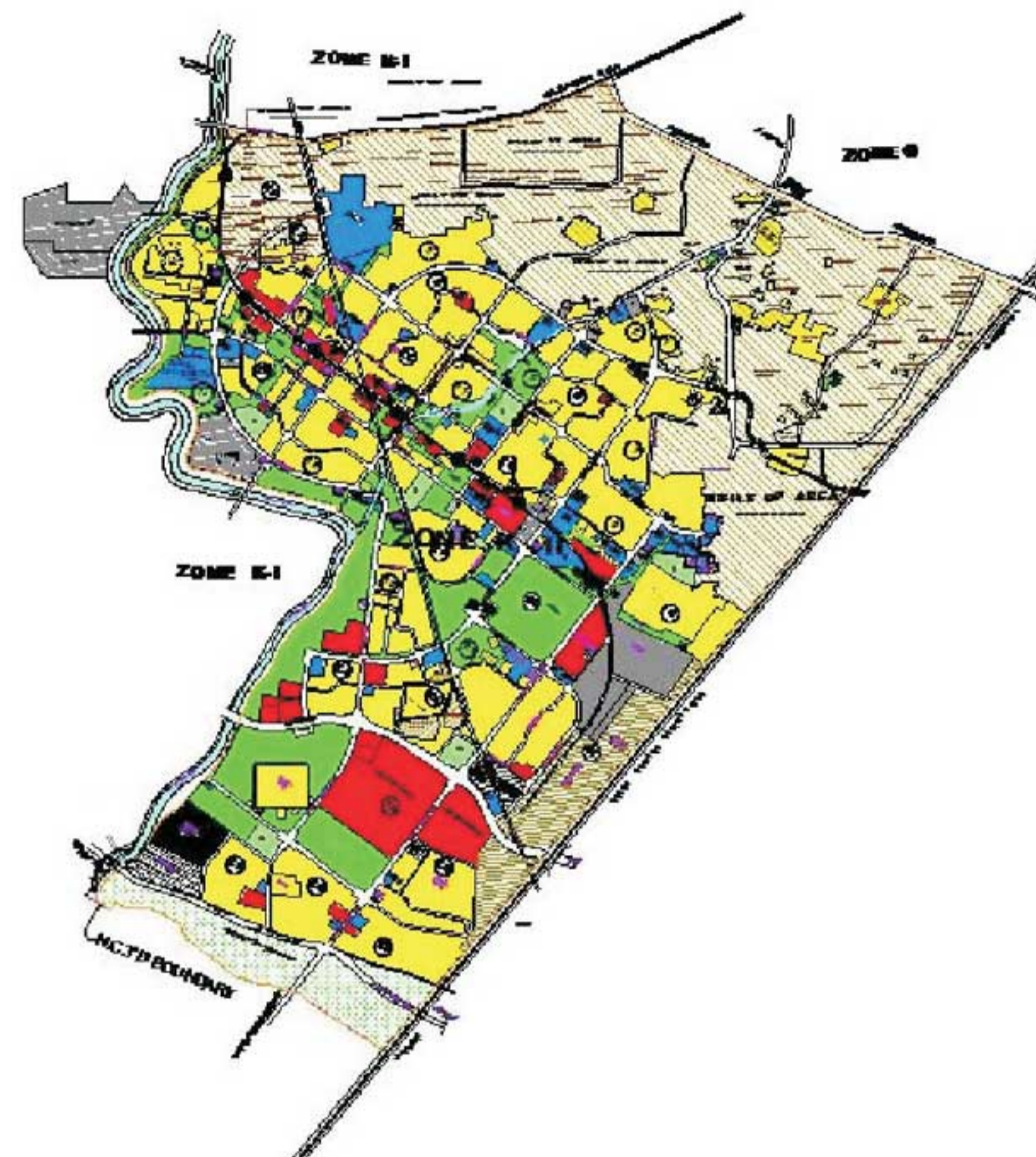
PROPOSED LAND USE –2021

S.No.	Use	Area in Hect.	Percentage
1	<b>Residential</b>	2956.65	
	(i) Built Up (Redevelopment)	1933.33 (32.64%)#	49.91
	(ii) Proposed	1023.32 (17.27%)	
2	<b>Commercial</b>	342.82	
	(i) Commercial (including IFC)	299.77	5.78
	(ii) New	43.05	
3	<b>Govt. Use</b>	99.97	1.69
4	<b>Public Semi Public Use</b>	363.00	6.13
5	<b>Utilities</b>	154.66	2.61
6	<b>Recreational</b>	979.30	16.53
7	<b>Transportation</b>	763.60	12.89
8	<b>Green Belt</b>	264.00	4.46
	<b>Total</b>	5294	100.00

# The land use of built up area as shown in Map is only indicative which is to be redeveloped as per policy

ZONAL DEVELOPMENT PLAN

PLANNING ZONE- 'K-II' (Dwarka)



5.5 ZONAL DEVELOPMENT PLAN FOR ZONE- 'P-I' (NARELA SUB-CITY)

P-I zone is located in the North-West of NCTD and the boundaries area as under:

North	NCTD Boundary
South	Boundaries of Sub-Zones C and H
East	G.T.Karnal Road (NH-1)
West	Western Yamuna Canal

Sl.No.	Land use	Area in Hect. As per ZDP P-I, MPD-2021	Proposed %age
1	Residential	3164	42.95
2	Commercial	391	5.31
3	PSP Facilities	603.6	8.2
4	Manufacturing	477	6.48
5	Utility	337.5	4.58
6	Government	16	0.22
7	Recreational	1290.9	17.53
8	Transportation	1085	14.73
	<b>Total</b>	<b>7365</b>	<b>100</b>



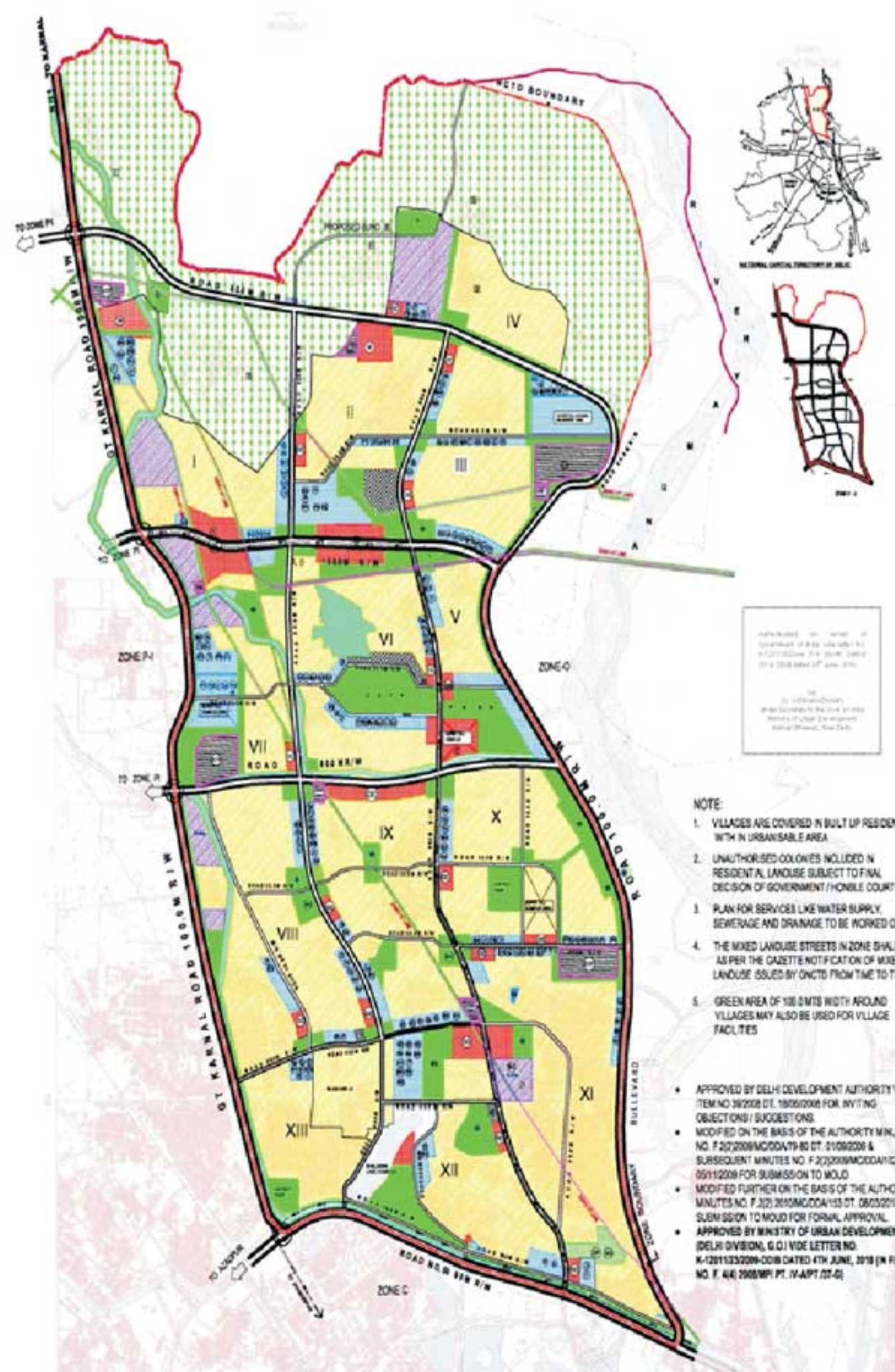
5.6 ZONAL DEVELOPMENT PLAN FOR ZONE —'P-II' (NORTH DELHI) MPD-2021 PROVISIONS POPULATION

The urban extension areas are proposed to be planned with an overall city level density of 250-300 persons per Ha. Hence Zone P-II is estimated to have a proposed population of 19 lakhs including existing settlements.

LAND USE PLAN

Total area	8194 Ha.
Area under green belt	1924 Ha.
Proposed urbanizable area	6270 Ha.
Proposed Land use break up	

Land use	Area in Hect.	Percentage
Residential	3293	52.53
Commercial	299	4.77
Public & Semi Public	598	9.54
Industrial	216	3.44
Government	40	0.64
Recreational	807	12.87
Transportation	751	11.97
Utility	266	4.24
<b>Total</b>	<b>6270</b>	<b>100</b>



NOTE:  
 1. VILLAGES ARE COVERED IN BUILT UP RESIDENTIAL WITH IN URBANIZABLE AREA.  
 2. UNAUTHORIZED COLONIES WOLDED IN RESIDENTIAL LAND USE SUBJECT TO FINAL DECISION OF GOVERNMENT/HOUSE COURT.  
 3. PLAN FOR SERVICES LIKE WATER SUPPLY, SEWERAGE AND DRAINAGE TO BE WORKED OUT.  
 4. THE WIDE LAND USE STREETS IN ZONE SHALL BE ALIGNED THE CASSETTE NOTIFICATION OF WIDE LAND USE SOLID BY ONCE FROM TIME TO TIME.  
 5. GREEN AREA OF 10% IN THE BUILT UP AROUND VILLAGES MAY ALSO BE USED FOR VILLAGE FACILITIES.  
 APPROVED BY DELHI DEVELOPMENT AUTHORITY VIDE TENDR NO. 001/2018 FOR BUYING OBJECTIONS/ SUGGESTIONS MODIFIED ON THE BASIS OF THE AUTHORITY MINUTES NO. P-2018/00004/19/01/2018 & SUBSEQUENT MINUTES NO. P-2018/00004/19/01/2018 FOR SUBMISSION TO W.U.D. MODIFIED FURTHER ON THE BASIS OF THE AUTHORITY MINUTES NO. P-2018/00004/19/01/2018 FOR SUBMISSION TO W.U.D. FOR FORMAL APPROVAL. APPROVED BY MINISTRY OF URBAN DEVELOPMENT (DELHI DIVISION), G.O. VIDE LETTER NO. M-2018/2209-DUD DATED 4TH JUNE, 2018 IN FILE NO. T. 48/2008/PT. (NARY) 2018.

cont...

- Most of the areas for new development are in urban extension in 27629 hect.
- These have thousands of Farm houses, Census towns, Rural villages and hundreds of Unauthorized colonies. Prepare detailed plans of these areas and then start development with the help largely from Private Sector;
- Entire Trunk Infrastructure be demarcated on the site and Public be informed about it.
- External development should be heavily subsidized by the Govt.
- Peripheral and internal development will be done by the beneficiaries.
- Land between 40-50% be handed over back to the govt.
- Maximum attention be given to environmental consideration.

## A MODIFICATIONS IN ALL THE ZONE PLANS :

### 1. Land Ownership (in terms of Physical features and Khasra Nos.

### 2. Physical Infrastructure (Trunk at City / Zonal Plan levels)

Water lines including water treatment plants, Sewer lines including sewage disposal plants, Storm Water Drains and Solid Waste Management All the existing and proposed roads of 30m and above with ROB, RUB, FOB, FUB, Cloverleaf's. Metro Phase-I, II, III and IV; Mono Rails, Ring Railways and Main Railways with stations and facilities.

### 3. Social Infrastructure at Master Plan level :

**Health**—Hospital of category-A, Medical college; Nursing and Paramedic Institute;

**Education**—Vocational Training Centre (ITI/ Polytechnic/ Vocational Training Institute/Management Institute/ Teacher Training Institute etc.), Research and Development Centre; General College, Professional college (Technical) and University Campus;

**Sports Facilities** – National and Divisional Sports Centre / Golf Course/ District Sports Centre;

**Communications** – Post / Telegraph/Telephone facilities; Head Post Office with administrative office; Telephone Exchange & RSU (Remote Subscriber Units);

**Security—Police**—Police Firing Range, Police Training Institute/College; **Other**

**Community Facilities**—Old Age Home, Care Centre for Physically Mentally challenged; working women-men hostel; Adult Education Centre, Orphanage/Children's centre

**Religious facilities** at sub city level, **Cremation ground.**

### 4. Disaster Management Infrastructure

### 5. Parking

### 3. Time Plan

### 4. Direction Plan

### 5. Street Furniture and landscape Plan

(i) Electric poles, (ii) Public Telephone booths, (iii) Tree plantation with tree guards along roads, Landscaping of roundabouts if any, Channelisers and foot paths along road sides, Sculpture pieces at suitable location, (iv) Dustbins, dhallows and garbage depots, (v) Bus terminals, (vi) Hoardings, (vii) Painting of roads, (viii) Parking of cars, scooters, rickshaws. (ix) Covering of storm water drains and railing along them to the extent possible, (x) Speed breakers with sign boards, (xi) System of entries to the buildings; (xii) Control of elevations only on main roads, (xiii) Public conveniences at suitable locations.

## E RATIO OF HOUSES FOR DIFFERENT INCOME GROUPS

(1) EWS – 30%; (2) LIG – 20%; (3) MIG – 20%; (4) HIG – 30% or as to be decided by the DDA.

## F PRICING OF THE HOUSES

(1) EWS – 40% OF X; (2) LIG – 80% OF X; (3) MIG – Double of X (4) HIG – Four times of and more of X Where X is the cost of Comprehensive Development per sq. meter of all the development including cost of land except Trunk Infrastructure.

Cost of construction of building shall be on actual basis.

## G RE-PLANNING, RE-DEVELOPMENT, RE-CONSTRUCTION, RE-MANAGEMENT AND RE-MAINTENANCE OF EXISTING SUB-STANDARD AREAS IN ENTIRE DELHI (ZONE A TO PII 17 IN NOS EXCEPT ZONE D)

## H INTEGRATION OF PLANNING OF FARM HOUSES AS PER LATEST NORMS

## I CREATION OF NEW HOUSING FINANCE SOURCES

## J KNOWLEDGE OF NEW BUILDING MATERIALS AND TECHNOLOGY

## K SPECIAL PROVISIONS FOR DISADVANTAGE GROUPS AS TO BE DECIDED BY THE GOVERNMENT

## L DEFINED ROLE OF GOVT. AND OTHER INSTITUTIONS INCLUDING PRIVATE SECTOR

## M FISCAL POLICY FOR VARIOUS ACTIVITIES

## N LEGAL AND REHABILITATION FRAME WORK ON THE FOLLOWING PRINCIPLES.

- Public Private Partnership (PPP)
- Use of TDR (Transfer of Development Rights)
- Full Transparency
- Planning, development and construction of Trunk Infrastructure by the Govt. by their own funds including city level, commercial lands disposal.
- Planning, development and construction of Peripheral Infrastructure by the Public and Private Sector.
- Planning, development and construction of Internal Infrastructure Development by the Private Sector.
- To work on comprehensive planning system ( Physical, Financial, Time, & Direction.)
- To maintain Character Infrastructure

## O 20% FINANCIAL RETURNS FROM ALL THE SECTORS / ZONES WILL BE KEPT RESEVED FOR THE DEVELOPMENT OF RIVER YAMUNA

## P MAKING OF RAIN WATER HARVESING SYSTEMS IN ADVANCE

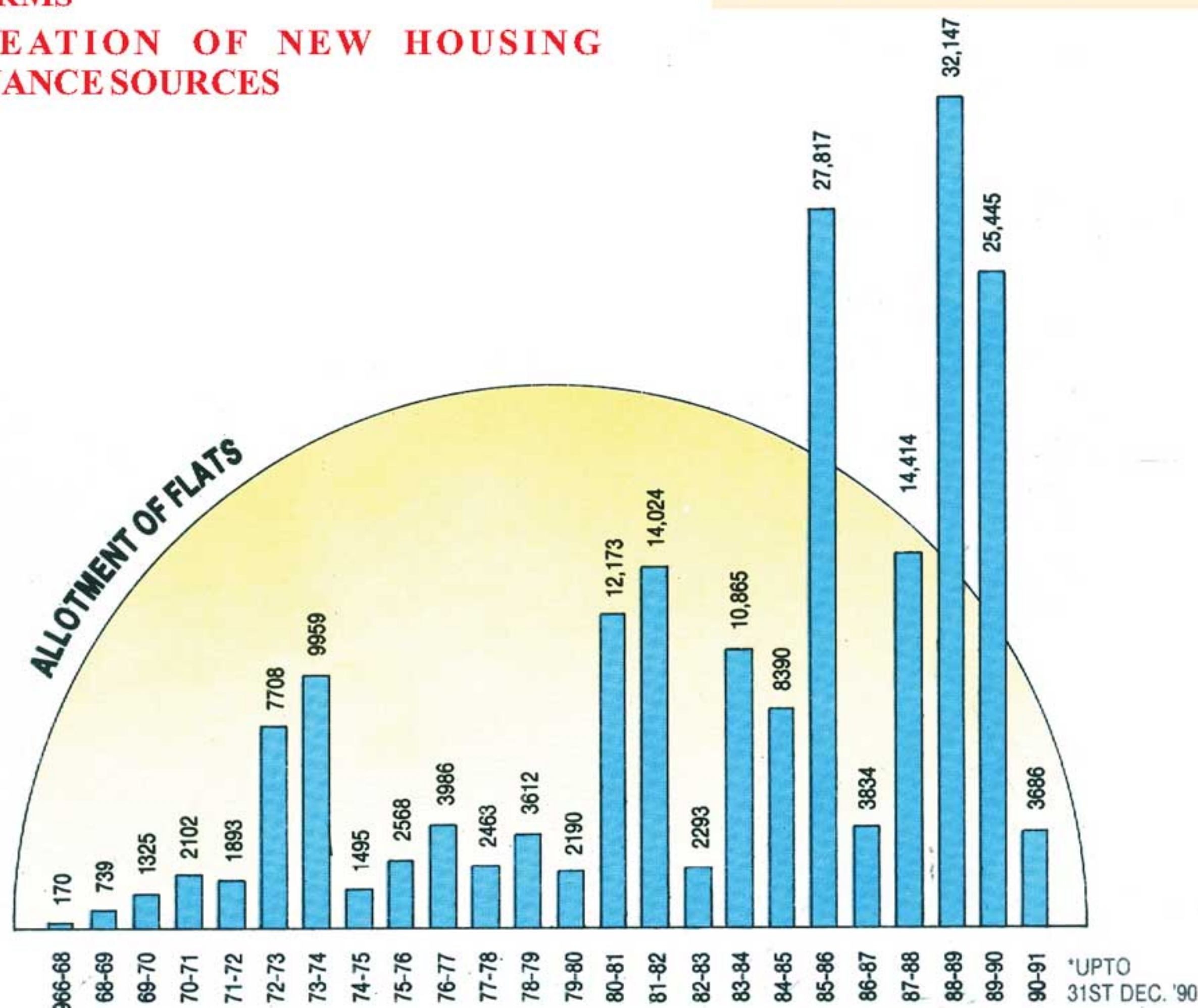
All above activities are possible with controlled democracy with good intensions and Service to the Nation.

## B ACQUISITION OF LAND REQUIRED FOR TRUNK INFRASTRUCTURE AS DEFINED ABOVE BY PLACING SECTION-4, 6 AND 17 TOGETHER. THIS HAS TO BE DONE BY THE GOVERNMENT AND DDA. THIS IS A DIFFICULT STEP BUT SHOULD BE DONE TO SAVE DELHI FROM LACK OF SERVICES.

## C PLANS TO BE PREPARED BY PUBLIC AND PRIVATE SECTOR AT THE SECOND LEVEL WITH PERIPHERAL INFRASTRUCTURE AND SUB-ZONAL LEVEL FACILITIES

## D DETAILED PLANS WITH INTERNAL INFRASTRUCTURE TO BE PREPARED BY PRIVATE SECTOR IN TERMS OF THE FOLLOWING 5 ITEMS:

- Physical Plan
- Financial Plan



Source : Delhi ATA Glance—1990; By DDA

cont . . .

# SOME IMPORTANT NEWSPAPERS CLIPPING

- Acquisition of farming land: HC sends notice**  
21/01/2010 T.O.I
- Violence over land acquisition**  
24 Injured in Anti-Encroachment Drive in Noida  
T.O.I
- Real estate biggest job creator: Report**  
PCO largest Enterprise In Unorganized Sector  
01/06/2010 T.O.I
- Construction on agricultural land to be stopped**  
08/06/201 T.O.I
- Narela land scam: FIR against officials and cops**  
04/06/2010 T.O.I
- Floor-area ratio may rise in places near Metro, BRT**  
City Govt for Hike In Special Cases  
10/08/2010 T.O.I

## So FAR, So Good

- Delhi govt has suggested increasing floor-area ratio (FAR) in areas near Metro lines and BRT corridor
- This will benefit areas like Greater Kailash, Defence Colony and Lajpat Nagar
- Hike in Far also proposed for villages, unauthorized regularized colonies and special areas
- Minimum size of plot in these colonies for group housing societies may be brought down from 3,000 sqm to 1,000 sqm

- Govt taking it too FAR, Say RAWAs**  
say it will only lead to unplanned congestion, fear vertical growth 10/08/2010 T.O.I
- Subdivision of plots may now be possible**  
Govt Hops To Decongest City 10/08/2010 T.O.I
- Power diluted', CM slams L-G again**  
Not Against Any Person But System: Sheila  
27/11/2010 T.O.I
- Govt wins circle rate war with L-G**  
(After Home Ministry Says Issue A State Matter, Rate May Double Soon) 01/02/2011 T.O.I
- Village common land transfer illegal'**  
SC: Construction on such plots unauthorized, must revert to rural folk 01/02/2011 T.O.I
- Planners welcome Sc order on use of village land** 01/02/2011 T.O.I
- Poor can't lose land to benefit wealthy'**  
09/03/2011 T.O.I
- Govt may stop acquisition of land beyond project requirement**  
31/05/2011 T.O.I
- New land bill may hold up info projects in north**  
03/08/2011 T.O.I

Nearly 80% of the agriculture land in Punjab is irrigated and Haryana comes a close second on this count

- New land bill to help displaced persons**  
06/09/2011 T.O.I
- City farmers rise against acquisition of fertile land**  
09/10/2011 T.O.I

Thousands of farmers from several villages gathered at Barwala to protest against acquisition of fertile land only to create a land bank

- Vertical growth to check realty prices'**  
07/04/2012 T.O.I
- Land acquisitions sugar-coated**  
Evacuees to get extra 12% of Value annually till deal is done  
13/07/2012 T.O.I

- Owners of 561 ex-illegal colonies can sell land**  
20/06/2012 T.O.I
- With waste-to-energy, landfill search ends**  
Singapore has sorted out its waste problem with four plants, limited landfill site to one  
11/07/2012 T.O.I
- Govt will reclaim encroached village lands to set up schools**  
20/07/2012 T.O.I
- PM eases policy for govt land transfer**  
03/08/2012 T.O.I
- Regularize affluent colonies: Govt**  
Urges centre to frame new policy, is ok with steep penalties) 21/08/2012 T.O.I
- Illegal religious structures to get Centre's protection**  
01/09/2012 T.O.I
- UD minister presses for vertical growth**  
Favour increasing floor area ratio, indicated major changes in delhi master plan-2021  
Property Conversion at Click of a Mouse  
01/09/2012 T.O.I
- Land Acquisition bill refines meaning of 'public interest'**  
14/09/2012 T.O.I
- Land Acquisition Bill watered down**  
Draft says nod of 66% of owners against earlier 88% enough for go-ahead  
27/09/2012 T.O.I
- Govt plans to sell surplus land to ease fiscal crunch**  
03/10/2012 T.O.I
- Proposed land bill runs into Antony wall**  
09/10/2012 T.O.I
- Sonia vetoes dilution of land acquisition bill**  
20/10/2012 T.O.I
- Three illegal roads cut through forest**  
Forest Dept. fails to stop Rajokri Violators  
28/02/2013 T.O.I
- DDA clears land pooling policy**  
23/03/2013 T.O.I
- Vertical growth to get a boost in capital**  
23/03/2013 T.O.I
- लुटियंस ज़ोन में भी बनेगी ग्रुप हाउसिंग सोसायटी !**  
(बढ़ेगा आबादी घनत्व : बंगला प्लॉटों का फ्लोर एरिया रेश्यो (एफएआर) बढ़ाने की कवायद)
- राजधानी में आवास को मिलेगी परवाज**  
(नई नीति में निजी डेवलपर सीधे किसानों से जमीन खरीदेंगे और निर्माण कर बाजार में बेच सकेंगे)
- Glut of Properties hits prices in south Delhi**
- इच्छाशक्ति की दरकार**  
(दिल्ली को झुग्गीमुक्त करने की सरकार की योजना का अधर में लटका होना दुर्भाग्यपूर्ण है)

## CHANGES IN FARM HOUSE REGULATIONS

### MPD-2021 AD

The following shall be added at the end of and in continuation of Para 3.2 –

“However, the land pockets of minimum 0.4 ha (4000 sqm) may be developed as a Notified Low Density Residential Area”

The following shall be added at Para 4.5 as a new Para

### LOW DENSITY RESIDENTIAL AREA

The majority of Farm Houses in the urban extension areas are located on lands where ground water has already been severely depleted or close to such depletion. Further intensification of residential density and heavy

additional load on civic infrastructure, e.g. water supply, drainage, sewerage, parking, etc is highly undesirable in such areas from environment consideration. It would, therefore, be desirable to notify land areas containing existing farm Houses Clusters as “Low Density Residential Area”

Use Premises – Low Density Residential Plot

Definition – Existing Farm Houses regularized as per Policy and new Low Density Residential Plots to be permitted in the green belt.

Use/Use Activities Permitted – Low Density Residential / Housing Plots, service Personnel Residence, watch and ward residence, subject to further uses as per Para 4.4.3.G.

### LOW DENSITY RESIDENTIAL AREA

- Minimum Plot Area 0.4 hectare
- Max. FAR 15
- Max. height 12m
- Min width of continuous road in front 7.5m
- Min green area. 50% Maximum soft Parking and Road 20%
- No. of main dwelling units permitted-1 per acre (with EWS units of 30 sqm each per main dwelling unit in addition to permitted FAR-05 acre and above to be rounded off to the next additional unit.

### Other Controls:

- Where the property abuts urban road, the dwelling house building should be setback from the centre line of that road by 30m. Where the property abuts village road, the building setback from the centre line of that road should be 15m in the front side and 5 meters on three sides.
- For dwelling unit on National Highway, the prescribed norms of NHAI will be applicable.
- For infrastructure roads etc. land holders will be required to cede land to enable the building up of infrastructure after Public Notice and hearing by the Authority.
- Every Part of the building including the basement used for normal habitation except storage, parking, services and utilities installation will be counted in FAR.
- For Plots 0.4 to 2 hectare the use activities such as Fitness / Wellness Centers, Naturopathy Clinics, Healthcare Centers may be allowed subject to the condition that minimum 50% of plot area be left for soft parking and landscaping.
- Apart from use/activities permitted in (v) above, for plots more than 2.0 Ha (5 acres) located on roads of minimum width of 18m, use/activities such as recreational / club may be allowed subject to the conditions that minimum 50% of plot area be left for soft parking, maximum 25% plot area for landscaping and maximum 25% of the plot area for functions / building purposes.
- No Low Density Residential Premises would be built on lands notified for acquisition, the legality of which has been up held by the Hon'ble Supreme Court, except if it falls within the boundary of an unauthorized colony listed for regularization as per Union Government's decision of 8<sup>th</sup> February 2007 in accordance with the regulations No. S.O. 683(E) dated 24.03.2008 pertaining to regulation of Unauthorized Colonies.