

Functions *Of*

DDA

DELHI DEVELOPMENT AUTHORITY



R.G. GUPTA
POLICY/CITY PLANNER



डीडीए के बंटवारे की तैयारी !

दिल्ली सरकार ने उपराज्यपाल व प्राधिकरण को लिखा पत्र, होंगे तीन भाग

कवायद

- औद्योगिक क्षेत्र व हाउसिंग बोर्ड अलग बनेगा, शेष कार्य डीडीए के पास रहेगा
- नगर निगम के विभाजन के बाद दिल्ली सरकार की नजर विकास प्राधिकरण पर

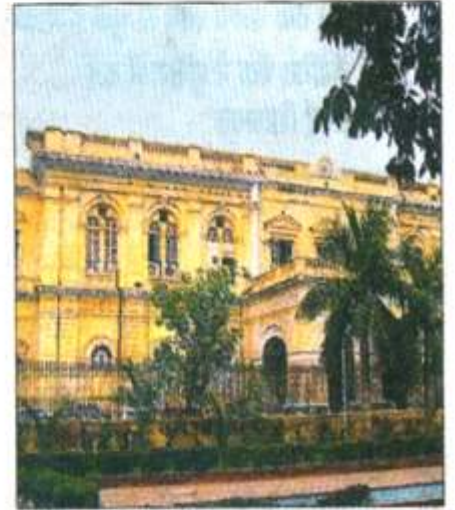
नई दिल्ली, जागरण संवाददाता : नगर निगम के विभाजन के बाद दिल्ली सरकार ने डीडीए के बंटवारे का प्रयास शुरू कर दिया है। सरकार का प्रयास है कि डीडीए के तीन भाग कर दिए जाएं, जिसमें औद्योगिक क्षेत्र डीडीए से अलग होगा। हाउसिंग बोर्ड अलग बनेगा। शेष कार्य डीडीए के पास ही रखा जाएगा।

सूत्रों का कहना है कि डीडीए के बंटवारे के लिए दिल्ली सरकार लंबे समय से प्रयासरत है। अब इस कार्य में तेजी लाने की गई है। उसके तहत डीडीए के 22 औद्योगिक क्षेत्र कुछ दिनों में डीडीए से अलग हो जाएंगे। यह डीडीए के लिए बड़ा झटका है। इन औद्योगिक क्षेत्रों से



डीडीए के बंटवारे का फैसला कर्मचारी कभी सहन नहीं करेंगे। अगर ऐसा हुआ तो जमकर विरोध किया जाएगा।

-समय सिंह गुर्जर
ऑफिसर्स एडवाइजरी
कमेटी के महामंत्री



डीडीए को काफी गजब मिलता था। इनमें ओखला औद्योगिक क्षेत्र व मोहन कोओपरेटिव क्षेत्र शामिल हैं। सूत्रों का कहना है कि इस मामले में उपराज्यपाल स्तर पर अंदरूनी तौर पर फैसला हो चुका है। आने वाले कुछ समय में गजट नोटिफिकेशन जारी होगा।

दूसरी ओर डीडीए के आवास विभाग को भी अलग कर हाउसिंग बोर्ड बनाए जाने के लिए दिल्ली सरकार ने उपराज्यपाल व डीडीए को पत्र लिखा है। बचे हुए अन्य विभाग डीडीए के पास ही

रहेंगे। इस मुद्दे पर डीडीए के अधिकारियों और कर्मचारियों में असंतोष है। उनका कहना है कि यह डीडीए के साथ ज्यादाती होगी। दिल्ली विकास प्राधिकरण के बंटवारे के विरोध में अब डीडीए कर्मियों ने मोर्चा खोल दिया है। विरोध करने के लिए डीडीए कर्मों जल्द ही ज्वान्ट फोरम बना कर लामबंद होने की तैयारी में हैं। इस बात पर भी विरोध जताया जा रहा है कि औद्योगिक भाग को दिल्ली सरकार के डीएसआइडीसी के अधीन करने का फैसला अंदर ही अंदर किया जा चुका है।

डीडीए ऑफिसर्स एडवाइजरी कमेटी ने इसका कड़ा विरोध किया है। ऑफिसर्स एडवाइजरी कमेटी के सदस्यों का कहना है कि यह फैसला डीडीए कर्मचारी कभी सहन नहीं करेंगे। डीडीए केंद्रीय शहरी विकास मंत्रालय के अधीन है। नियम, कायदे 1957 डीडीए एक्ट संसद से पारित किए गए हैं। अगर डीडीए के विभाजन का मसौदा तैयार हुआ, तो इसे एक बार फिर संसद से पारित कराने की आवश्यकता है। उन्होंने कहा कि जल्द ही विकास सदन पर विरोध-प्रदर्शन किया जाएगा।

Preface

After the partition of the Country the then Prime Minister Pt. Jawaharlal Nehru inspected Walled City of Delhi specially Ajmeri Gate, area facing Ram Leela Ground from where speeches to the public were held.

He felt a lot of problems and took a decision to work on the preparation of Master Plan, which was started in 1955 and for this a lot of data was collected and maps prepared. Names of some of them are as under :

Maps of Greater Delhi prepared by TPO , Ministry of Health- 1956:

- 1 Historical Growth
- 2 Generalized existing land use
- 3 Residential areas
- 4 Major work and commercial areas
- 5 Redevelopment areas.
- 6 Educational Institutions (Primary, Middle, High Schools, Higher Secondary Schools, Professional & Degree College, Technical and Special Institutions)
- 7 Parks, Open spaces and Historical Monuments
- 8 Public utilities
- 9 Population distribution and trends.
- 10 Existing Major Regional and other Circulation Pattern
- 11 Public Transit and Night and Day population
- 12 Interim General Plan
- 13 Land use plan of Walled City of Delhi.

Based on this experience an Act was drafted by the name of “Delhi Development Act” came into force in December, 1957. This Act is such that nothing is left from its preview of Planning, Development and Construction.

This is misfortune that we the Administrators and Planners did not interpret in correct perspective and day by day plans are incomplete and do not fulfill the aim of the Act that is proper development of Delhi. In these pages this has been highlighted and requested that Planning, Development, Construction, Coordination, Integration, Evaluation and Monitoring done by DDA should be as per Act.

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 Since 1957 to 1979 DDA did not interpret it in the correct perspective therefore MOUD wrote to DDA vide letter dated 2nd January 1979 to follow section 6 of the Act and clarify 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.

This was sent to DDA about 3 decades back, but so far not tried to implement it.

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

- (1) The Authority shall, as soon as may be, 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 and
- 5 Emergency surveys of the Society at large.

2

WHAT SHOULD BE DDA, SO THAT THE ENTIRE NCTD IS DEVELOPED PROPERLY AND IN TIME.

DDA should be In-charge of “Planning of (i) Macro, (ii) Meso & (iii) Micro levels” of (i) Infrastructure, and (ii) Land Use of entire Delhi irrespective of areas under (i) DDA, (ii) Delhi Govt., (iii) MCD, (iv) NDMC, (v) Cantonment Board and (vi) other Govt. Deptts. and policies (land, finance and land use)

Besides above Planning also includes (i) Re-planning, (ii) Re-development, (iii) Re-construction, (iv) Re-management, (v) Re-maintenance and (i) Coordination, (ii) Integration, (iii) Evaluation and (iv) Monitoring

It is made clear that other bodies namely: (i) Delhi Govt. including Jal Board, BSES; (ii) MCD; (iii) NDMC; (iv) Cantonment Board; (v) Railways; (vi) Other Govt. departments; (vii) Cooperative Societies; (viii) Trusts; (ix) Public at large, will also work independently but under the supervision and control of DDA.

If Common Wealth Games would have been under the overall control and supervision of DDA then so many cases of corruption would not have been.

OUTLINE DETAILS OF THE FOLLOWING TERMS.

3.1 INFRASTRUCTURE

1. **INFRASTRUCTURE**: (35 types) includes the followings:

- (a) **Physical Infrastructure** (7) : (i) Water, (ii) Sewer, (iii) Drainage, (iv) Power, (v) Solid Waste Management, (vi) Power, (vii) Tele-communication,
- (b) **Circulation Infrastructure** (8) : (i) Roads of 30M & above, (ii) ROB/RUB, Cloverleaf, (iii) Bus Rapid Transit System (BRTS), (iv) Railways (Regional & Ring), (v) Metro, (vi) Mono rail, (vii) Cycle tracks, (viii) foot paths.
- (c) **Social Infrastructure** (7) : (i) Health, (ii) Education, (iii) Security, (iv) Safety, (v) Justice, (vi) Recreational & (vii) Shelter.
- (d) **Ecological Infrastructure** (5) : To stop & control (i) water, (ii) air, (iii) noise & (iv) soil pollution and to keep control on (v) global warming
- (e) **Economic Infrastructure** (4) : (i) Large Commercial centres, Community Shopping Centre, Local Shopping Centre, (ii) Wholesale markets, (iii) Govt., Semi Govt., Corporate and Private Offices, (iv) Industrial areas of different types.
- (f) **Emergency Infrastructure** (4) : (i) Earthquake, (ii) Draught, (iii) Floods, (iv) Tsunami etc.

3.2 LAND USE (38 types includes the followings)

3.2.1 Land use and policy concerning to NCTD with NCR

3.2.2 NCTD

1 **Residential** (2)

(i) Residential Area, (ii) Foreign Mission

2 **Commercial (Retail & Wholesale)** (7)

(i) Retail Shopping, General Business and Commerce, (ii) District Centre, (iii) Community Centre, (iv) Non-Hierarchical Commercial Centre, (v) Wholesale & Warehousing, (vi) Cold Storage & Oil Depots and (vii) Hotels

3 **Industrial** (3)

(i) Manufacturing, Service and Repair Industry

4 **Recreational** (3)

(i) Regional Park, (ii) City Park, District Park, Community Park, (iii) Historical Monuments

5 **Transportation** (3)

(i) Airport, (ii) Terminal / Depot-Rail / MRTS / Bus / Truck, (iii) Circulation – Rail/MRETS / Road

6 **Utility** (5)

(i) Water (Treatment Plant etc.), (ii) Sewerage (Treatment Plant etc.), (iii) Electricity (Power House Sub-Station etc.), (iv) Solid Waste (Sanitary Landfill etc.), (v) Drain

7 **Government** (4)

(i) President Estate and Parliament House, (ii) Government Office/Courts, (iii) Government land (Use undetermined), (iv) Private Office

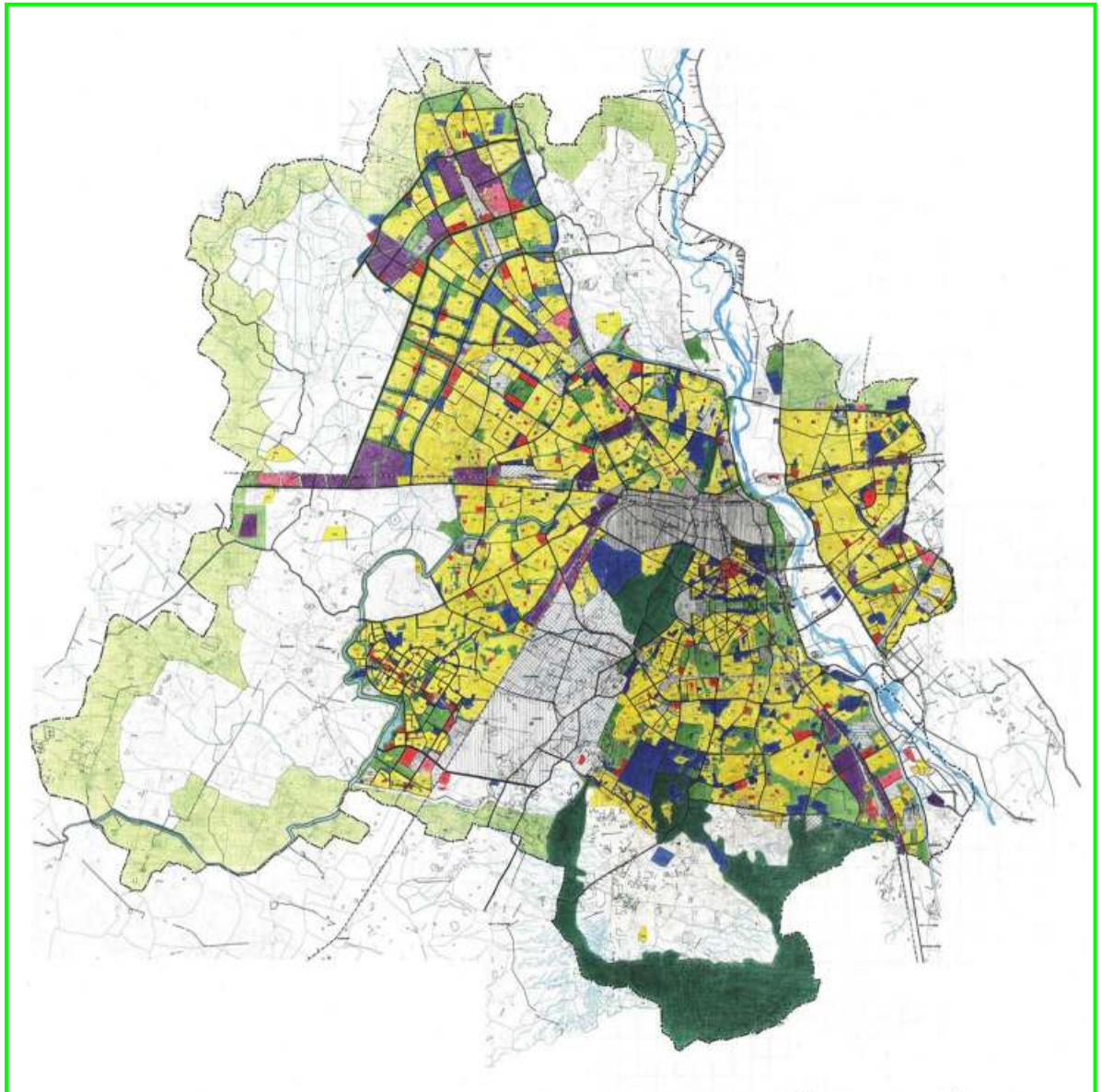
8 **Public and Semi Public Facilities** (8)

(i) Hospital, (ii) Education and Research University/ University Centre, College, (iii) Social- Cultural, Socio- Cultural Complex / Centre, (iv) Police / Police Headquarter / Police Lines, Fire Stations, (v) Religious, (vi) Burial Ground / Cremation, (vii) Transmission Site / Centre, (viii) Sports facilities / complex / stadium / sports centre

9 **Agricultural /Green Belt and Water Body** (3)

(i) Plant Nursery, (ii) Agriculture / Green Belt, (iii) River and Water Body.

MASTER PLAN FOR DELHI 2021



ZONAL DEVELOPMENT PLAN

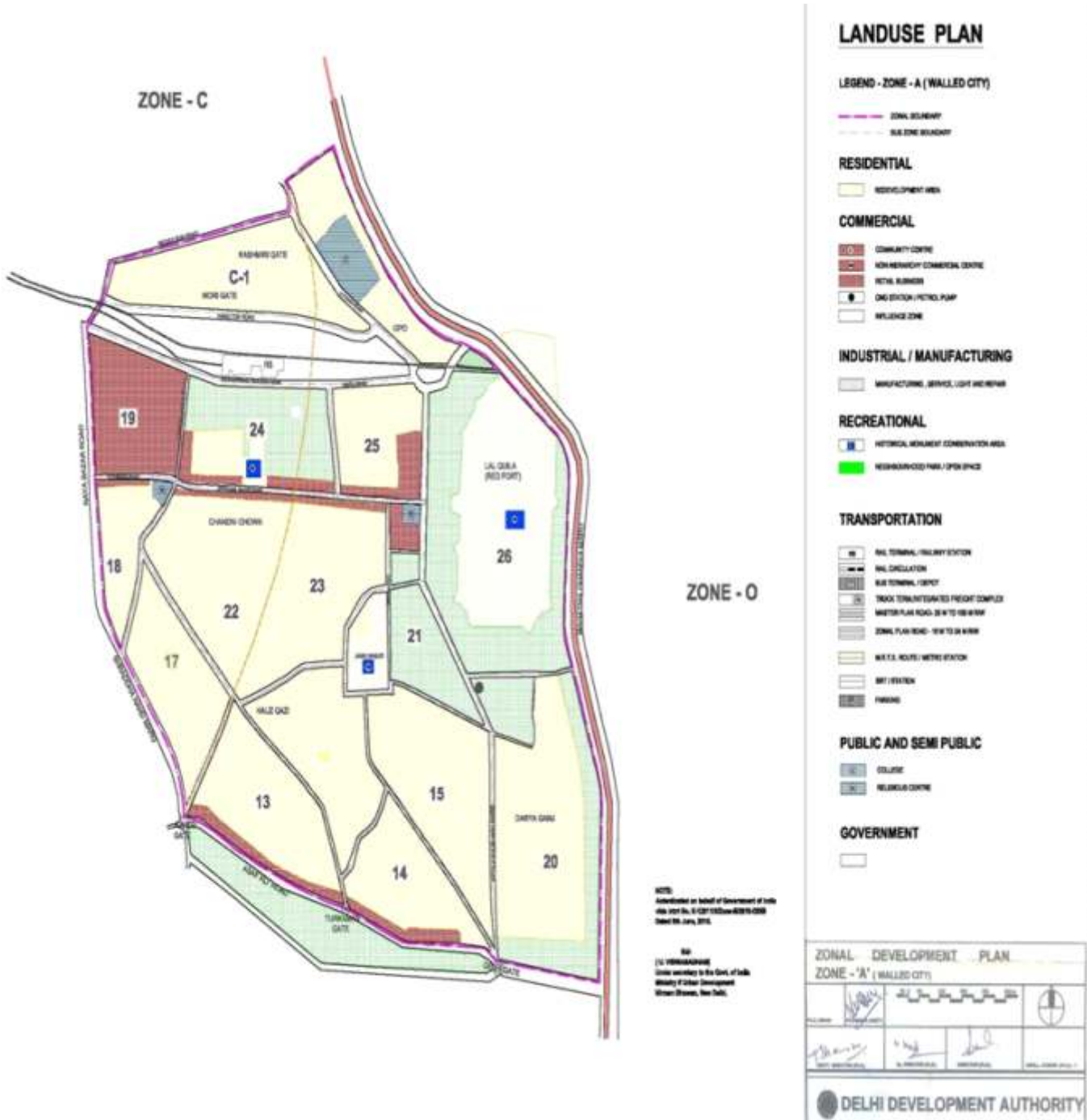
- 1 Simultaneously with the preparation of the master plan or as soon as may be thereafter, the Authority shall proceed with the preparation of a zonal development plan for each of the zones into which Delhi may be divided.
- 2 A zonal development plan may-
 - (a) contain a site-plan and use-plan for the development of the zone and show the approximate locations and extents of land-uses proposed in the zone for such things as public buildings and other public works and utilities, roads, housing, recreation, industry, business, markets, schools, hospitals and public and private open spaces and other categories of public and private uses;
 - (b) specify the standards of population density and building density;
 - (c) show every area in the zone which may, in the opinion of the Authority, be required or declared for development or re-development; and
 - (d) in particular, contain provisions regarding all or any of the following matters, namely:-
 - (i) the division of any site into plots for the erection of buildings;
 - (ii) the allotment or reservation of land for roads, open spaces, gardens, recreation grounds, schools, markets and other public purposes;
 - (iii) the development of any area into a township or colony and the restrictions and conditions subject to which such development may be undertaken or carried out;
 - (iv) the erection of buildings on any site and the restrictions and conditions in regard to the open spaces to be maintained in or around buildings and height and character of buildings;
 - (v) the alignment of buildings on any site;
 - (vi) the architectural features of the elevation or frontage of any building to be erected on any site;
 - (vii) the number of residential buildings which may be erected on any plot or site;
 - (viii) the amenities to be provided in relation to any site or buildings on such site whether before or after the erection of buildings and the person or authority by whom or at whose expense such amenities are to be provided;
 - (ix) the prohibitions or restrictions regarding erection of shops, workshops, warehouses or factories or buildings of a specified architectural feature or buildings designed for particular purposes in the locality;
 - (x) the maintenance of walls, fences, hedges or any other structural or architectural construction and the height at which they shall be maintained;
 - (xi) the restrictions regarding the use of any site for purposes other than erection of buildings; and
 - (xii) any other matter which is necessary for the proper development of the zone or any area thereof according to plan and for preventing buildings being erected haphazardly in such zone or area.

Note: Basic idea of Master Plan, Zonal Plan and Sub Zonal Plan is to show all the land uses, all the services, all the infrastructure, existing and proposed. In 1960s and 1970s all the plans were prepared based on this assumption but now most of the plans do not show and are away from site conditions. To prove this I am giving examples of following Zonal plans.

ZONE A

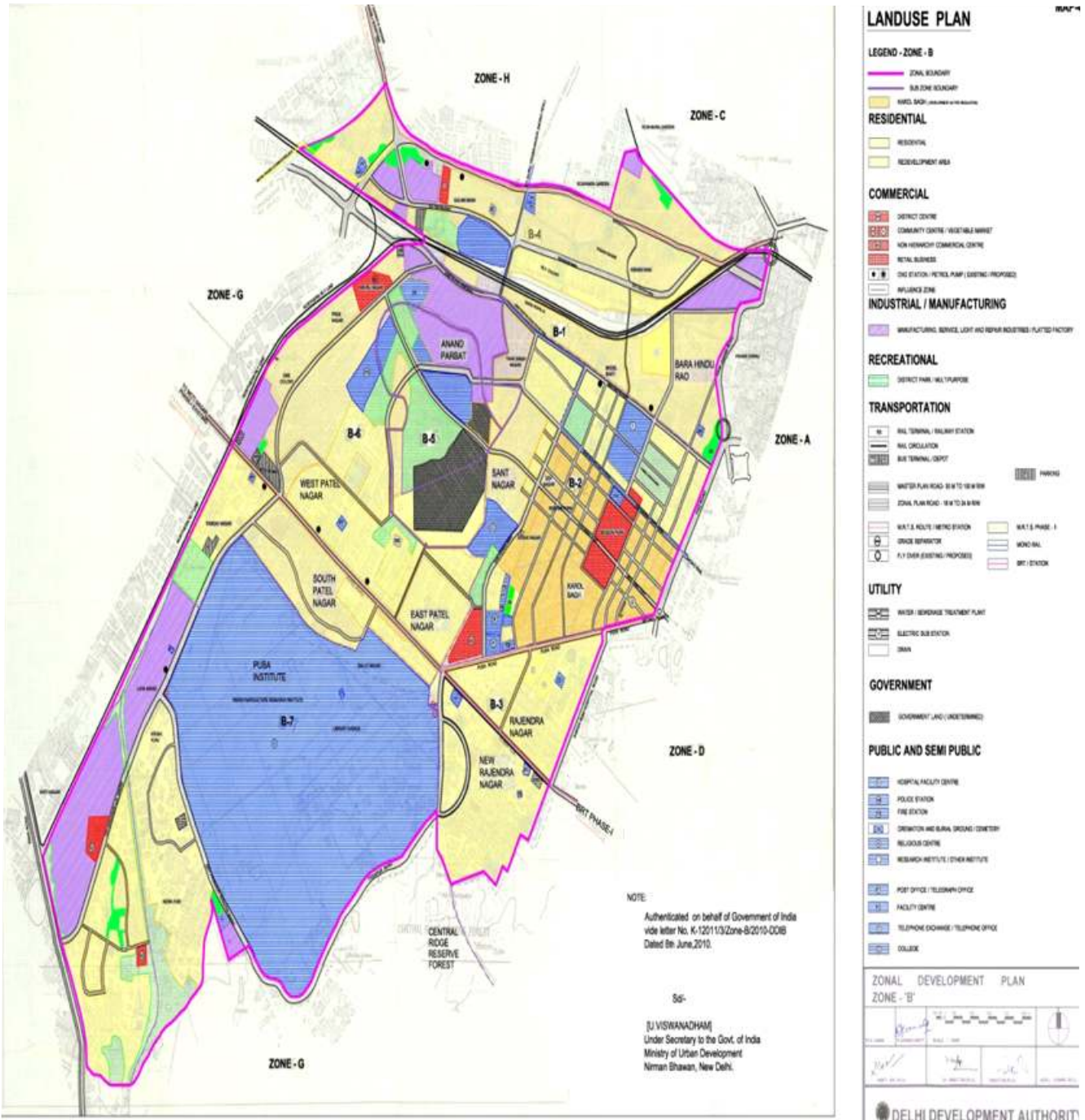
ZONE A (WALLED CITY)

Zonal Development Plan Zone-A Walled city (From A-13 to A-26 and part of Zone-C) consisting of Old Darya Ganj, New Darya Ganj, Jama Masjid, Nai Sarak, Ajmeri Gate, Old Delhi Railway Station, Ram Leela Ground, Kashmere Gate, Red fort.



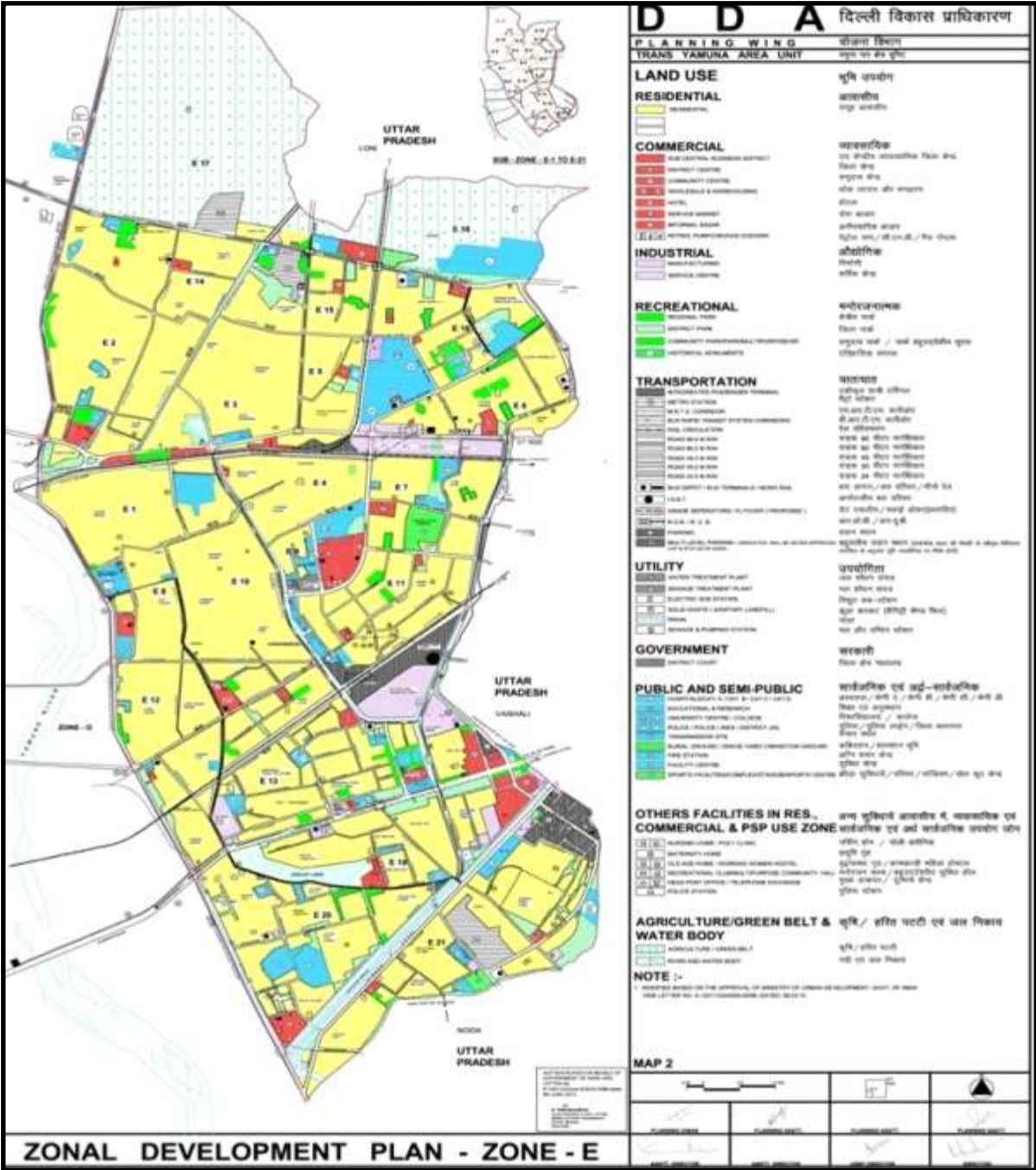
ZONE B

Zonal Development Plan Zone-B (From B-1 to B-7) consisting of Karol Bagh, Rajender Nagar, Patel Nagar, Anand Parbat, Bara Hindu Rao, Pusa Institute, Sarai Rohilla, Jhandewalan.



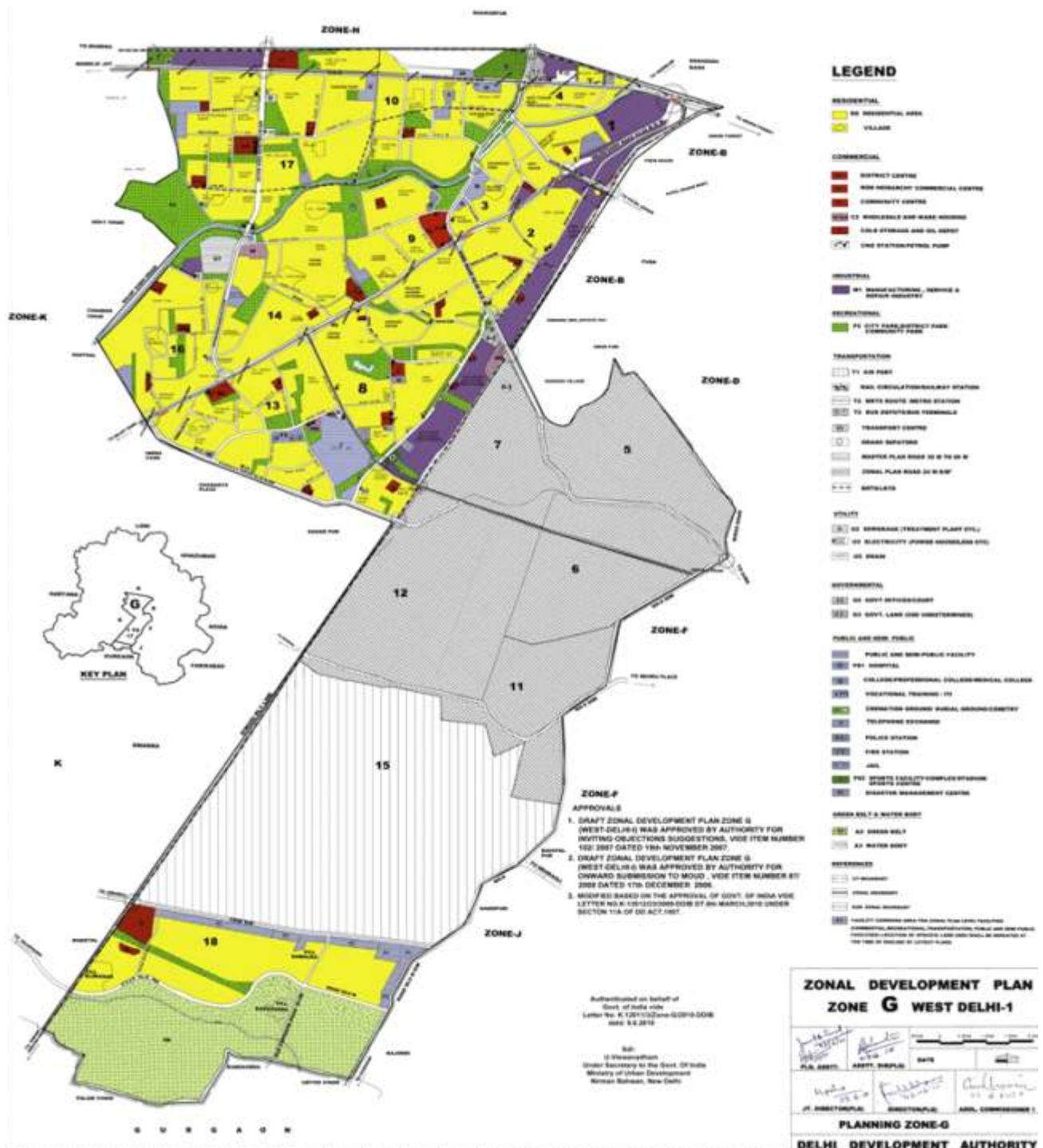
ZONE E

Zonal Development Plan Zone-E (From E-1 to E-21) consisting of Gandhi Nagar, Geeta Colony, Vishwas Nagar, Bholanath Nagar, Khureji Khas, Vivek Vihar, Cooperative Plotted Societies, CBD Shahdara, District courts, Anand Vihar, Laxmi Nagar, Shakarpur, Preet Vihar, Mandawali Fazalpur, Mayur Vihar Phase I, II and III, Ghazipur, Patparganj Industrial Area, Khalyanpuri, Khichripur, Trilokpuri, Chilla, Vasundhara Enclave, Kondli, Gharoli, Dilshad Garden, Nand Nagri, Guru Teg Bahadur Nagar, Mansarovar Park, Jyoti Nagar, Rohtash Nagar, Jafarabad, Brahmपुरi, Gonda, Yamuna Vihar, Gokulpuri, Mandoli and many colonies with a population of 6 lakh but shown green belt in the Master Plan and Zonal Plan.



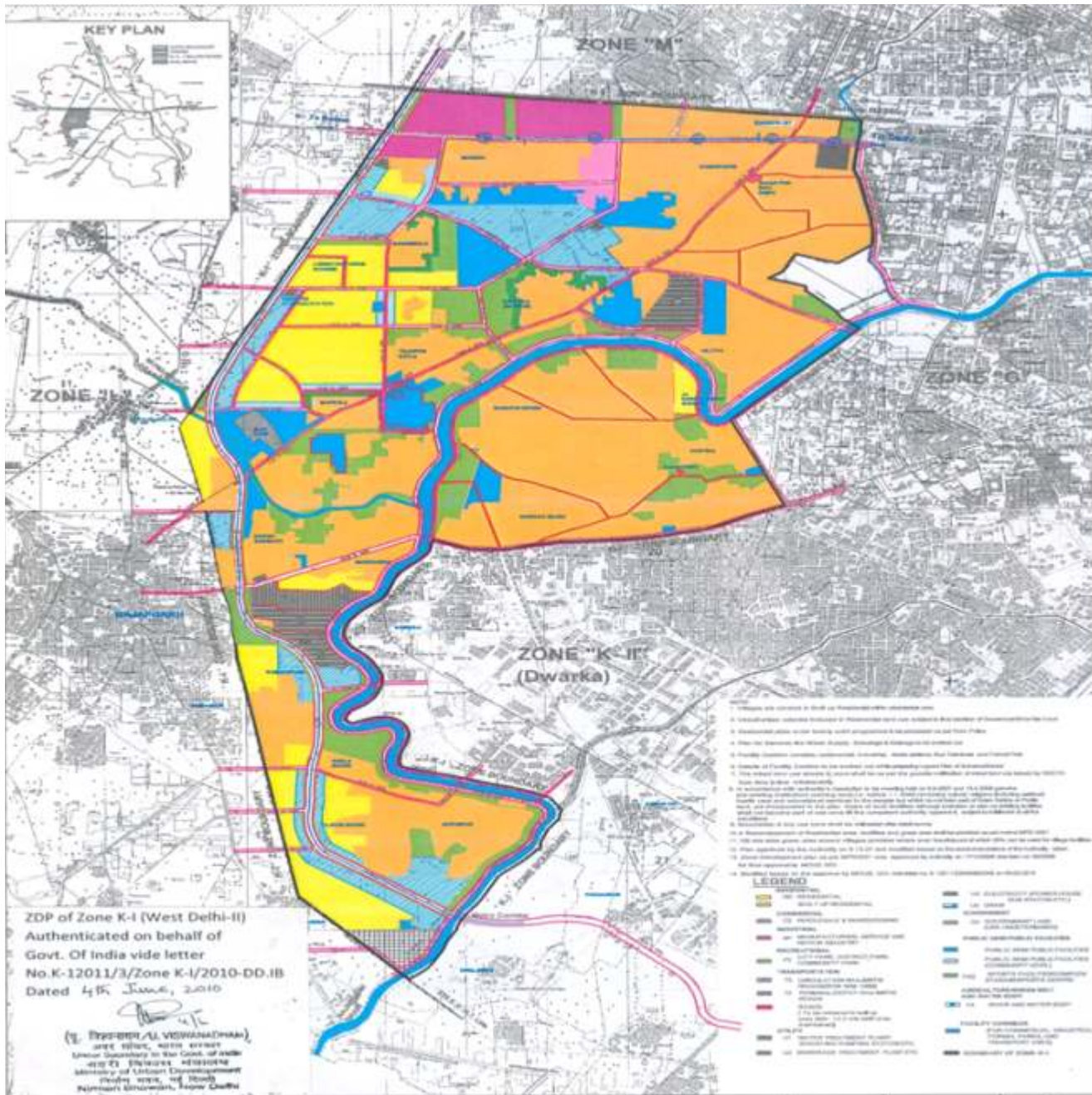
ZONE G

Zonal Development Plan Zone-G (From G-1 to G-18) including G-5, G-6, G-7, G-11, G-12 in Cantonment area & G-15 International Airport, other colonies are: Najafgarh Industrial area, Moti Nagar, Karampura, Punjabi Bagh, Raja Garden, Rajouri Garden, Ramesh Nagar, Kirti Nagar, Subhash Nagar, Ashok Nagar, Tilak Nagar, Janakpuri, Vikaspuri, Mayapuri Industrial Area, Paschim Vihar, Jawalapuri, Sundar Vihar, Multan Nagar, Udhyog Nagar, Samalka, Kapashera and Bijwasan.



ZONE K-I

Zonal Development Plan Zone-K-I, consisting of Mundka, Kamaruddin, Baprola, Nawada, Majra, Hasthsal, Nagli, Sakraoti, Goela Khurd.

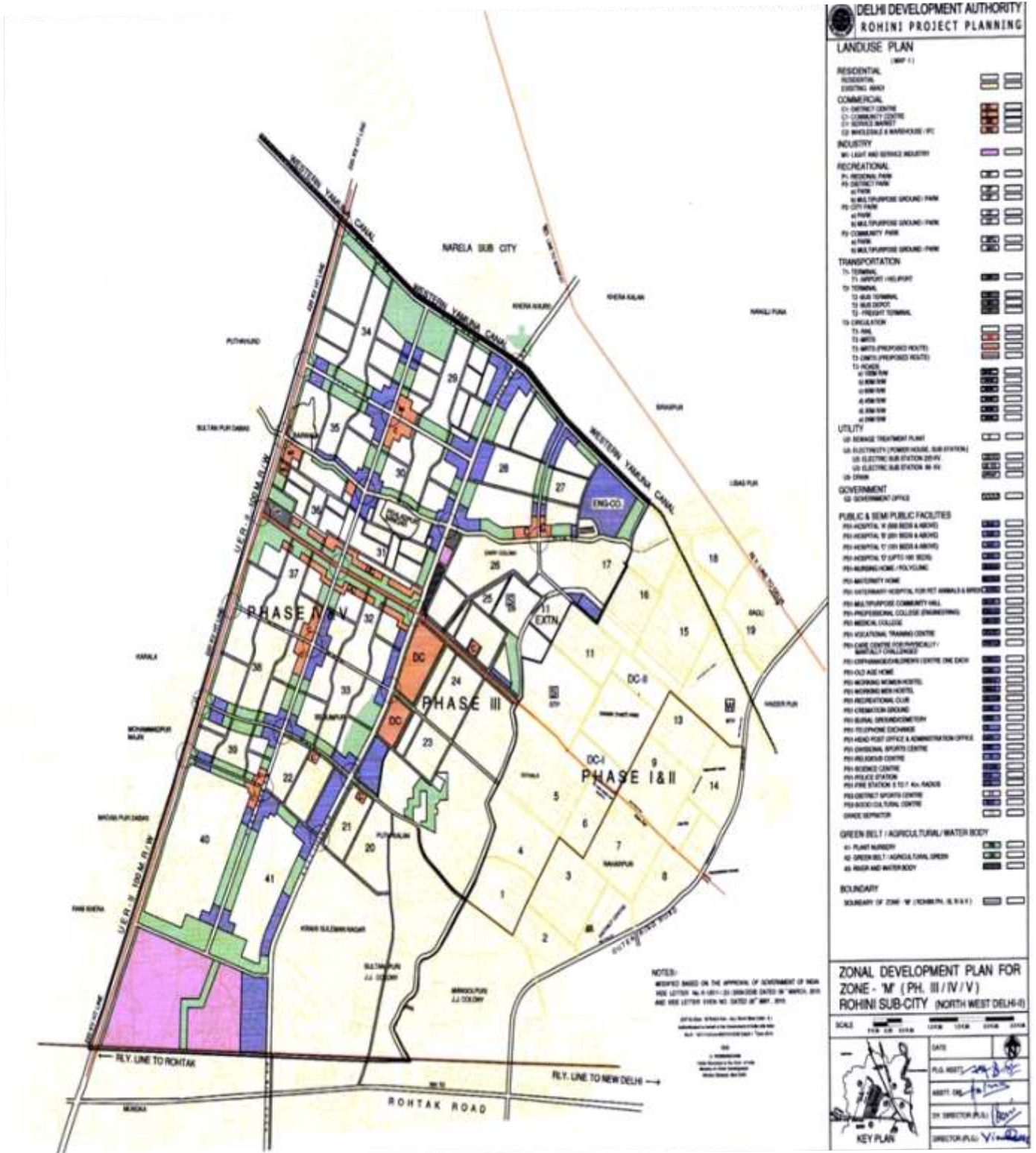


**LANDUSE:
ZONAL PLAN - K-I**
(as per MFD - 2021)

**DWARKA PROJECT
DELHI DEVELOPMENT AUTHORITY**

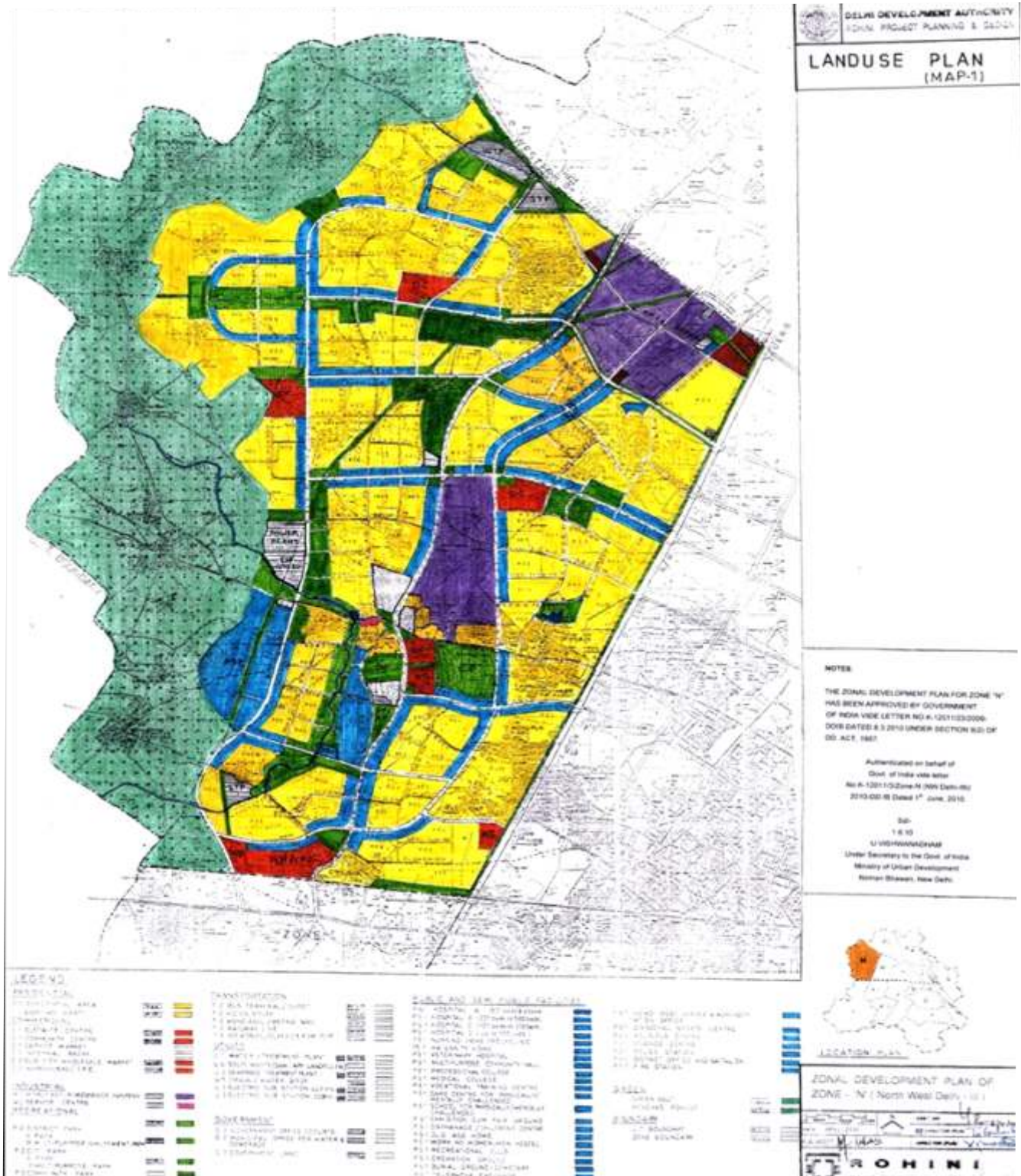
ZONE M

Zonal Development Plan Zone-M consisting of Rohini Phase-III, IV & V, Barwala, Prehladpur, Bangar, Begampur, Sultanpuri, Puth Kalan, Swarn Jayanti Park



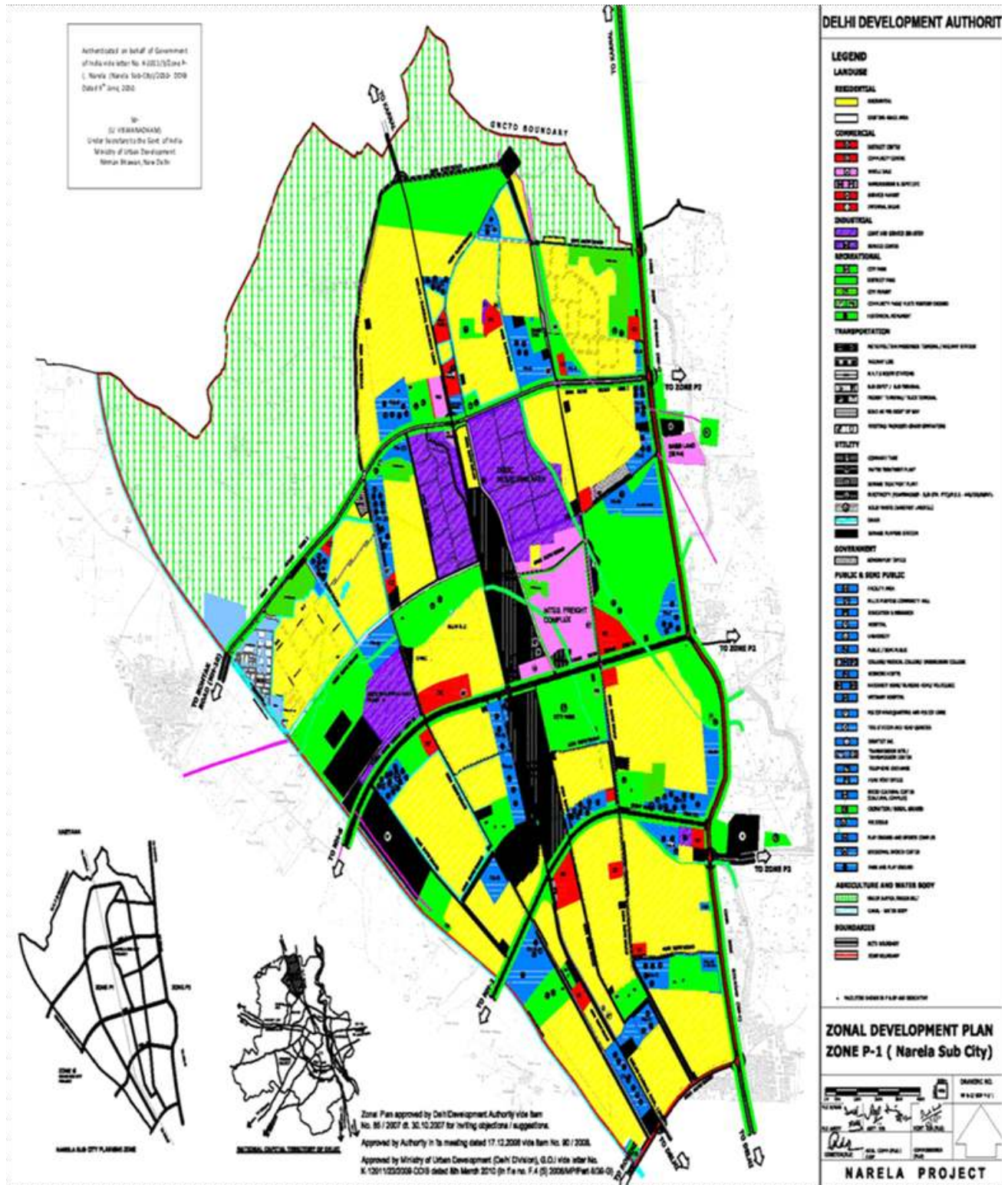
ZONE N

Zonal Development Plan of Zone-N, consisting of Khanjawala, Ladpur, Mubarkpur, Dabas, Ghevera, Prem Nagar, Rajiv Nagar, Sukhbir Nagar.



ZONE P-I

Zonal Development Plan Zone-P-I consisting of Narela township, Alipur



ZONAL DEVELOPMENT PLAN FOR ZONE A-20 (NEW DARYAGANJ AREA)

TOTAL AREA OF THE ZONE = 67.21 HACTARE (144 ACRES)

LEGEND

RESIDENTIAL

G.H. PLOT HOUSING / GROUP HOUSING

COMMERCIAL

LOCAL SHOPPING

RECREATIONAL

DISTRICT PARKS & OPEN SPACES

NEIGHBOURHOOD PARKS

PUBLIC & SEMI PUBLIC FACILITIES

HIGHER SECONDARY SCHOOL EXIST/PROPOSED

PRIMARY SCHOOL EXISTING

HOSPITAL / NURSING HOME

POLICE STATION / EDUCATIONAL INSTITUTIONS

SOCIAL & CULTURAL / RELIGIOUS

CIRCULATION

NATIONAL BY PASS 300 FT R/W

MASTER PLAN ROAD 100 FT R/W

ZONAL ROADS 45 FT TO 60 FT R/W

PARKING / PETROL PUMP

TRAFFIC INTERSECTION SUBJECT TO WORKING DETAILS

EXISTING CITY WALL

ZONAL BOUNDARY

SCALE: 250 FT = 1 INCH

HACTARE
ACRE

DATE: 8.3.73

PREPARED BY: J. R. PLANNER

PL. ASSISTANT

APPROVED BY: J. R. PLANNER

DATE: 22.1.71

NO. 40 DATED: 27.9.71

REVISED AS PER DOA RES

NO. 18 DATED: 22.1.71 &

NO. 40 DATED: 27.9.71

APPROVED BY: J. R. PLANNER

DATE: 22.1.71

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REVISED AS PER DOA RES

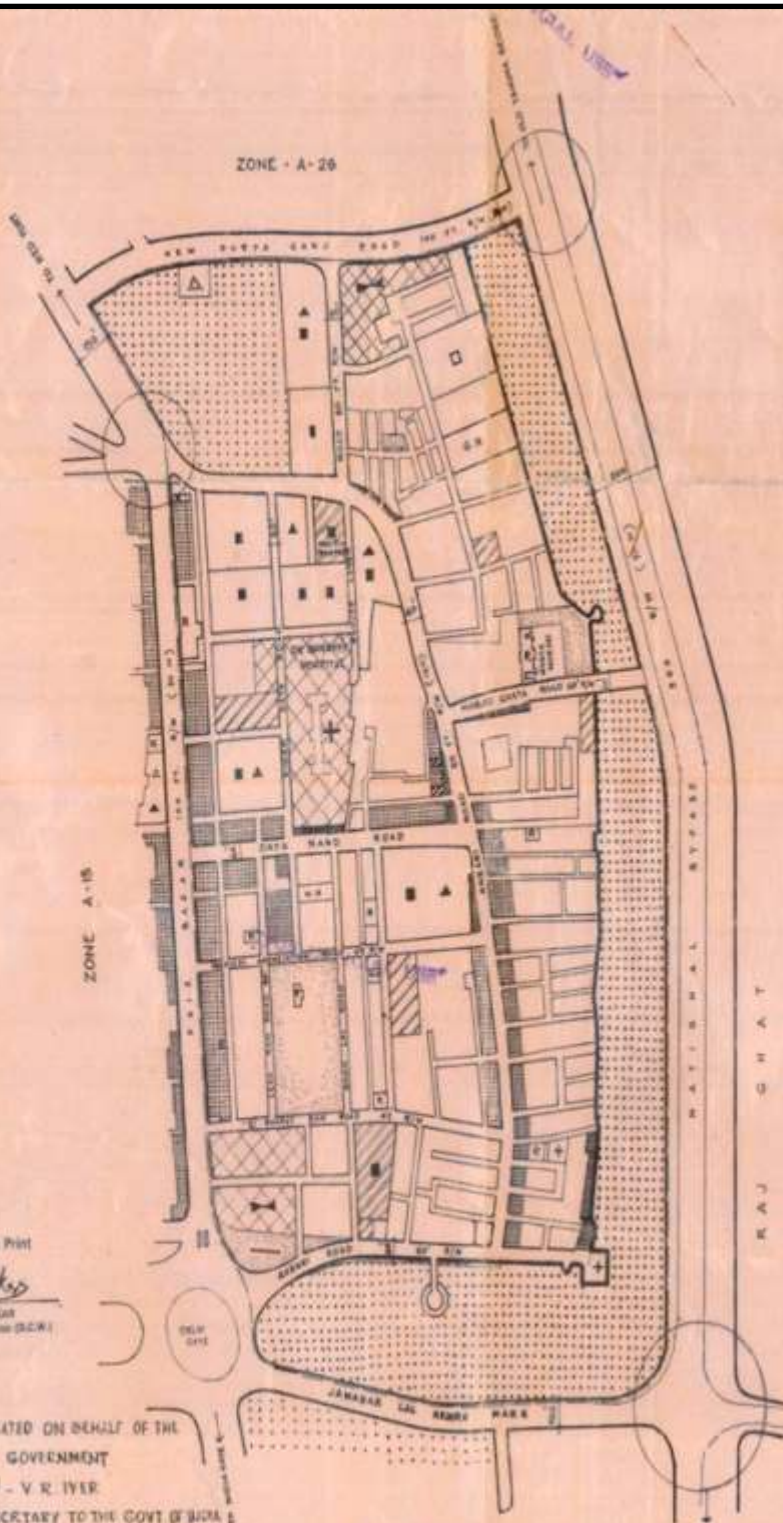
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NO. 40 DATED: 27.9.71

APPROVED BY: J. R. PLANNER

DATE: 22.1.71

Delhi Development Authority



2nd Floor Print

Handwritten signature
J. R. SARKAR
Sr. Officer (D.C.W.)

AUTHENTICATED ON BEHALF OF THE
CENTRAL GOVERNMENT

SD/- V. R. IYER

UNDER SECRETARY TO THE GOVT OF INDIA

MINISTRY OF WORKS AND HOUSING

(NIRMALAY KUR AWAS MANTRALAYA)

No. K-13012(13)/72-104

NEW DELHI DATED THE 7TH 1973

ZONE D-2

TO THE DEPT.

DELHI METRO RAIL CORPORATION

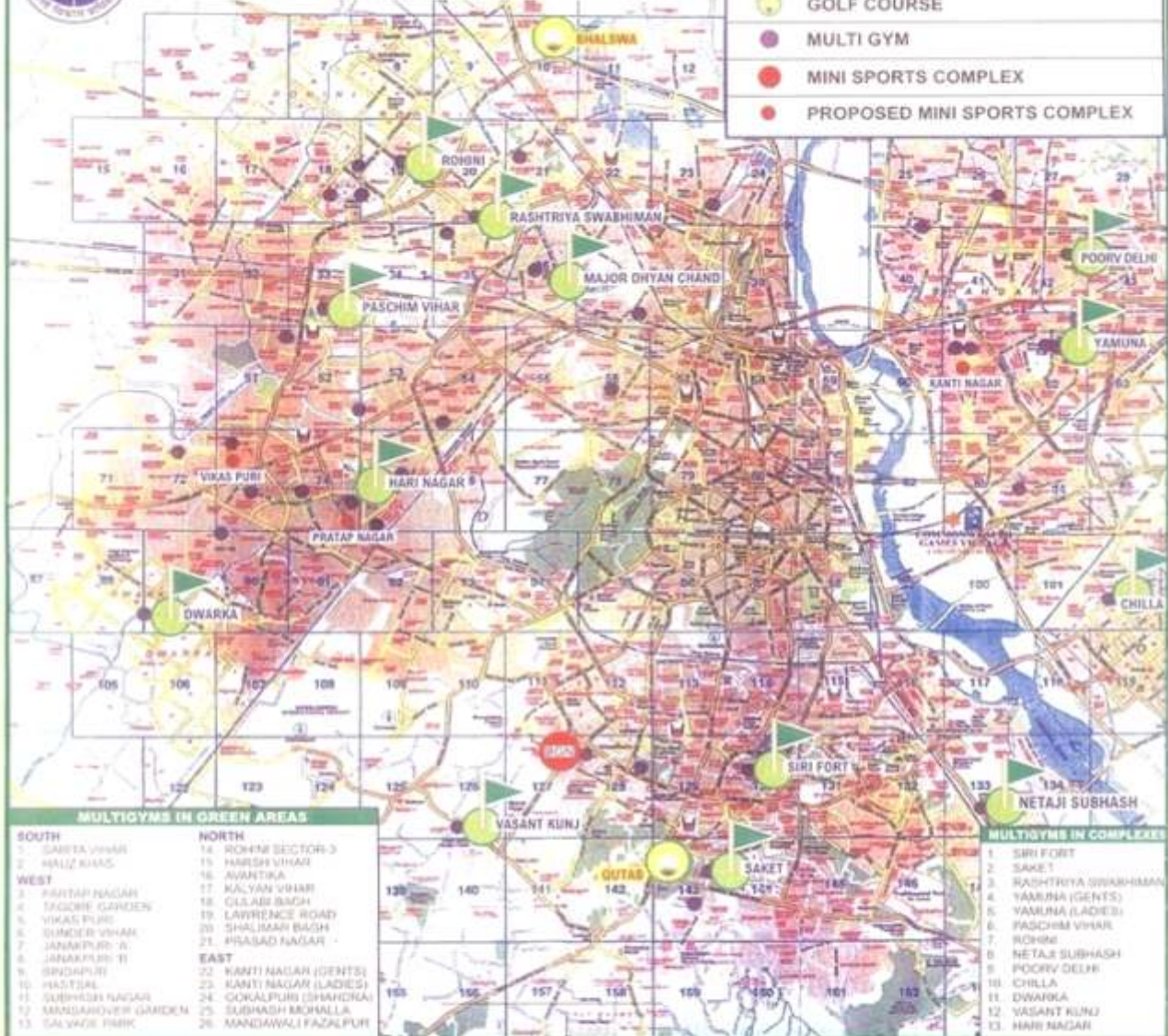
(ROUTE MAP)





SPORT INFRASTRUCTURE OF DDA

INDEX	
	SPORTS COMPLEX
	GOLF COURSE
	MULTI GYM
	MINI SPORTS COMPLEX
	PROPOSED MINI SPORTS COMPLEX



MULTI GYMS IN GREEN AREAS	
SOUTH	NORTH
1. GANDEA VIHAR	14. ROHINI SECTOR-3
2. HALIZ KHAS	15. HANSEI VIHAR
WEST	16. AWANTIKA
3. PRATAP NAGAR	17. KALYAN VIHAR
4. FAGGRIE GARDEN	18. GILLARI BAGH
5. VIKAS PURI	19. LAWRENCE ROAD
6. DUMBER VIHAR	20. SHALIMARI BAGH
7. JANAKPURI - A	21. HRASAD NAGAR
8. JANAKPURI - B	EAST
9. BINDAPURI	22. KANTI NAGAR (GENTS)
10. PASTURE	23. KANTI NAGAR (LADIES)
11. SUBHASH NAGAR	24. GOKALPURI (SHANDRA)
12. MANDAROVER GARDEN	25. SUBHASH MOHALLA
13. SALVAJE PARK	26. MANDAWALI FAZALPUR

MULTI GYMS IN COMPLEXES	
1. SIRI FORT	
2. SAKET	
3. RASHTRIYA SWABHIMAN	
4. YAMUNA (GENTS)	
5. YAMUNA (LADIES)	
6. PASCHIM VIHAR	
7. ROHINI	
8. NETAJI SUBHASH	
9. POORV DELHI	
10. CHILLA	
11. DWARKA	
12. VASANT KUNJ	
13. HARI NAGAR	

COMMONWEALTH GAMES-2010

DDA Venues

- Games Village:**
- Adjacent to Akshardham Temple
- Competition Venues:**
- **Siri Fort Sports Complex** – Badminton and Squash
 - **Yamuna Sports Complex** – T. T., Archery (Preliminaries)
- Training Venues:**
- **Games Village** – Athletics, Swimming, Wrestling, Weight Lifting and Fitness Centre
 - **Siri Fort Sports Complex** – Swimming, Squash, Badminton and Tennis
 - **Yamuna Sports Complex** – Swimming, T. T., Rhythmic Gymnastics, Lawn Bowls, Archery and Hockey
 - **Saket Sports Complex** – Badminton



Other Venues

- **Jawahar Lal Nehru Stadium** – Opening and Closing Ceremonies, Athletics, Weight Lifting and Lawn Bowls
- **Thyagaraj Sports Complex** – Netball
- **Major Dhyanchand National Stadium** – Hockey
- **Indira Gandhi Indoor Stadium** – Cycling, Gymnastics and Wrestling
- **Karni Singh Shooting Range** – Shooting
- **Talkatora Indoor Stadium** – Boxing
- **Delhi University** – Rugby 7s
- **R. K. Khanna Tennis Complex** – Tennis
- **SPM Swimming Pool Complex** – Aquatics
- **India Gate** – Archery (Finals)

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ROAD SYSTEM

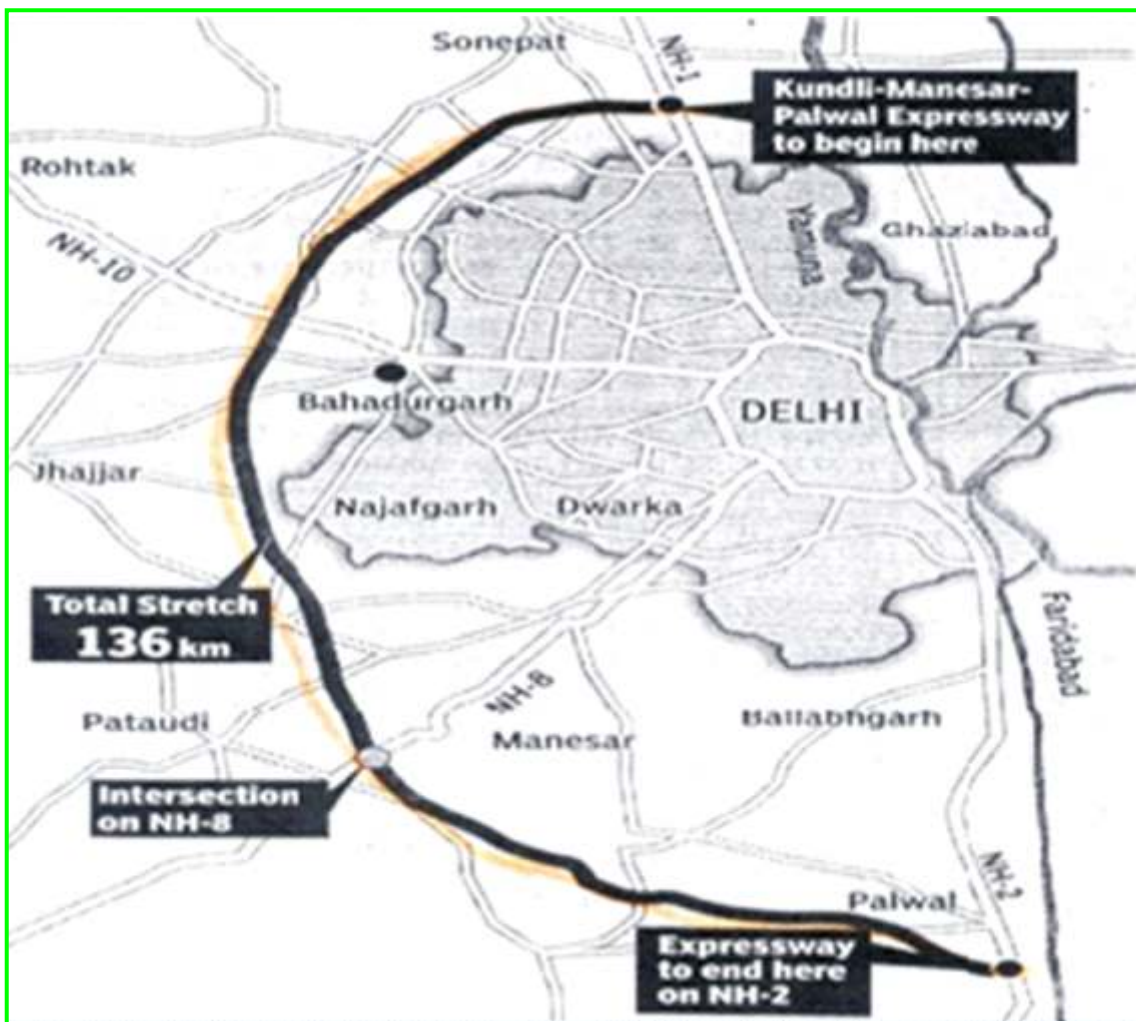


1 WESTERN & EASTERN EXPRESSWAY

1.1 Kundli-Manesar-Palwal Expressway (At the Regional level)

It starts from NH-1, cutting across NH-10 then NH-8 and then NH-2. Total length of this corridor is 136 km. There is a proposal to develop of 13 theme cities along with Kundli Expressway. This will control population of Delhi up to some extent.

CREATING A GLOBAL CORRIDOR



1.2 Kundli-Dasna-Palwal Expressway (Eastern side) at the Regional Level

This will start from Kundli (Haryana) at the junction of NH-1; Mavikala (on the road) from Delhi to Baghpat; Duhai on NH-58 (from Delhi to Meerut); Dasna (from Delhi to Hapur on NH-24); Beel Akbarpur (on NH-91) from Ghaziabad to Sikandrabad; Bridge on River Yamuna and Palwal on NH-2.

This Expressway will connect Sonapat in Haryana, Baghpat in U.P., Ghaziabad and Gautam Budh Nagar in U.P. It will cross River Hindon; Dasna on NH-24; Sikandrabad and Jewar. It needs construction of two bridges on River Yamuna and one on River Hindon.

Cost of this is Rs. 2700 crore and in a total length of 135 km. Progress of planning, development and construction is very very slow.



2 NEW BYPASSES IN DELHI TO DECONGEST IT INVOLVING NATIONAL HIGHWAYS NO. 1,2, 8, 10

- (i) UER-I will connect Wazirabad bypass to NH-1, 10 and 8 and will be 57.24 km. long.
 - (ii) UER-II will connect Wazirabad bypass to NH-1, 10, 8 and 2 and will be 73.7 km. long
 - (iii) UER-III will provide connectivity from Wazirabad to NH-1 and 10 and will be 20.8 km. long
- Total 151.74 km.

DECONGESTING DELHI



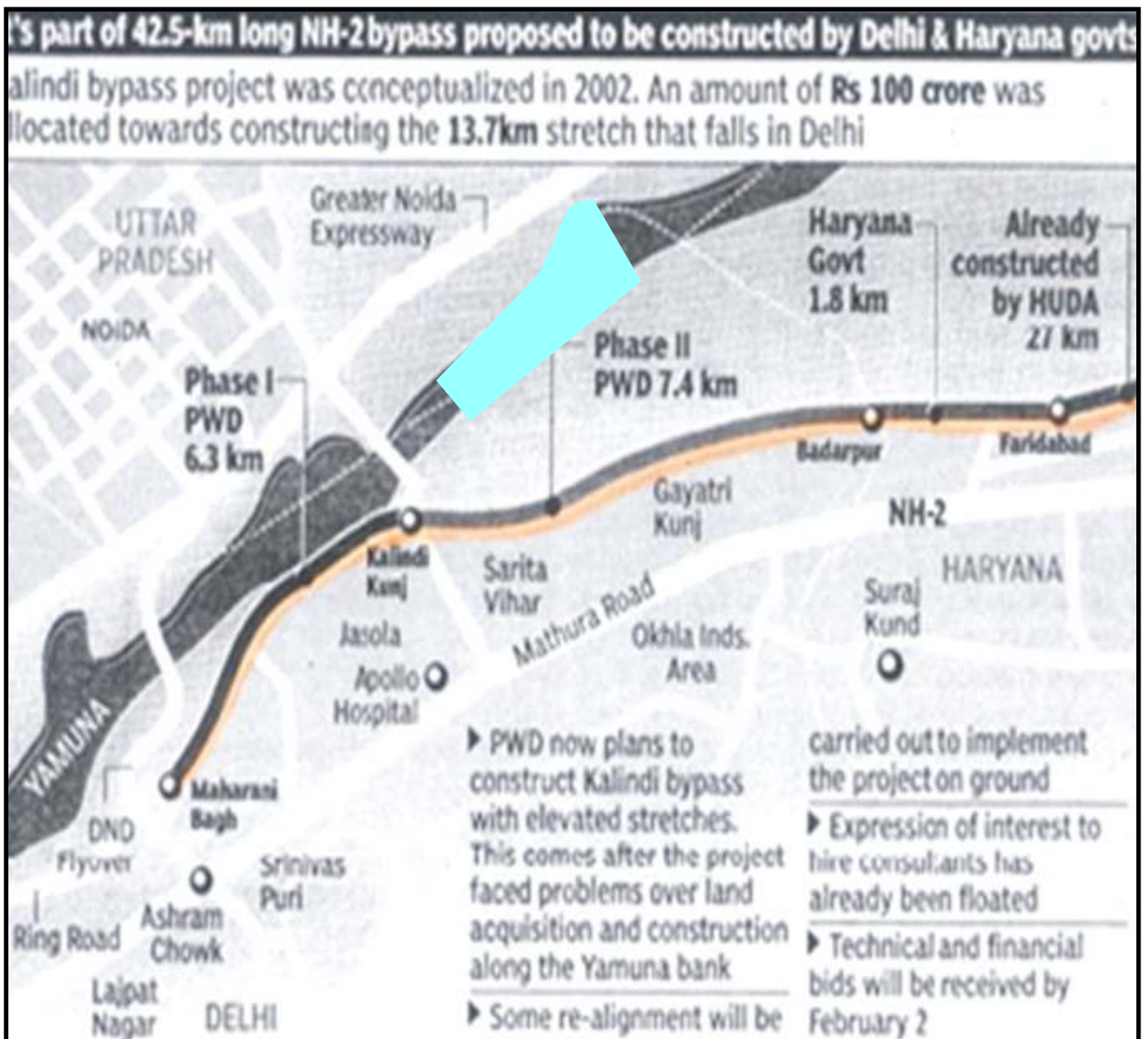
So far, Alignment of these 3 UER (I), (II) & (III) are in controversy. A research has to be made whether these should or should not be there.

3 HIGH ROAD TO RELIEF

It's part of 42.5 km. (6.3+7.4+27.0) long NH-2 bypass proposed to be constructed by Delhi & Haryana Govt.

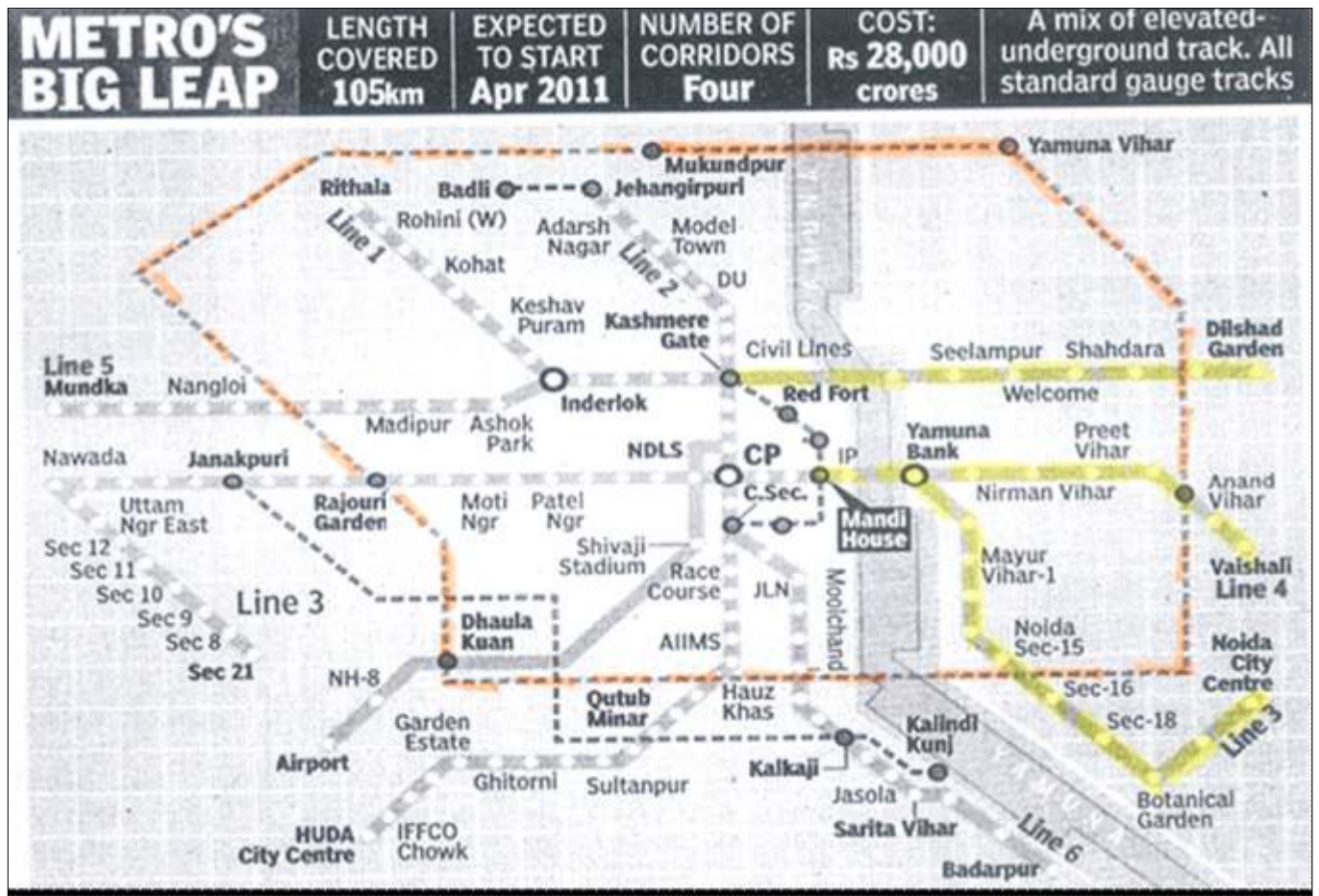
- (i) From Maharani Bagh to Kalindi Kunj (6.3 km.)
- (ii) From Kalindi Kung to Badarpur (7.4 km.)
- (iii) From Badarpur to Faridabad (27 km.)

HIGH ROAD TO RELIEF



DELHI METRO PHASE III

Yamuna Vihar – Mukandpur Corridor to be longest at 55.9 km.

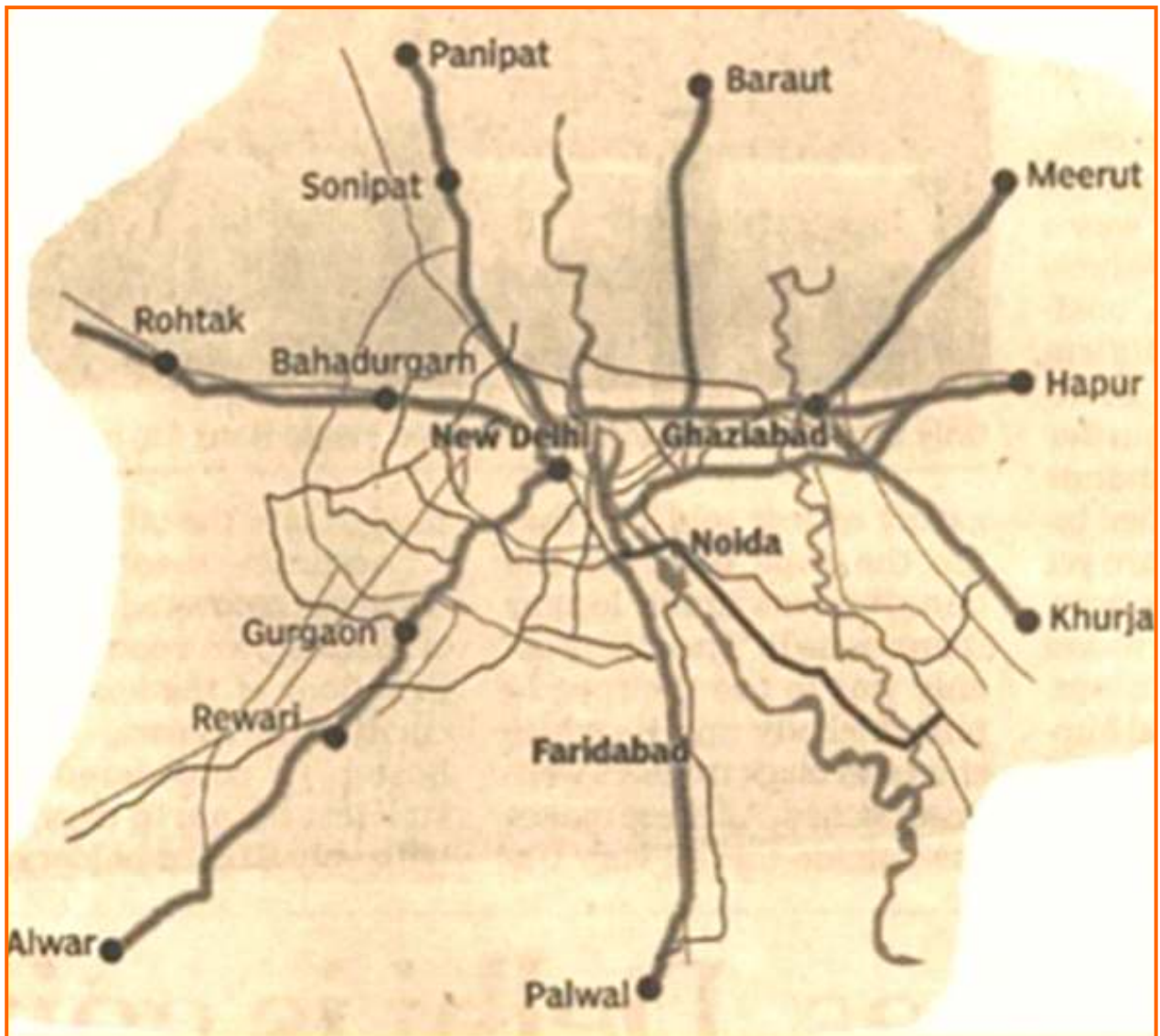


- Corridor 1** : 56 km. Yamuna Vihar-Mukundpur (longest line once completed)
- Major Stations** : Mukundpur-Rajouri Garden (Interchange station) – Dhaula Kuan-Anand Vihar (Interchange station) – Yamuna Vihar
- Corridor 2** : 33 km. Kalindi Kunj-Janakpuri (W)
- Major stations** : Janakpuri (West)-Munirka-Kalkaji (Interchange station)-Kalindi Kunj).
The line expected to extend to Noida (Botanical Garden) thereafter.
- Corridor 3** : 9.7 km. C Sec. – Kashmere Gate
- Major stations** : CTST-Mandi House (Interchange station)-ITO-Delhi Gate-Kashmere Gate (Interchange station)-Basically extension of line 6 (C Sec.-Badarpur)
- Corridor 4** : 5.4 km. Jahangirpuri-Badli
- Major stations** : Jahangirpuri-Badli Extension of line 2 (Jahangirpuri-HUDA City centre)

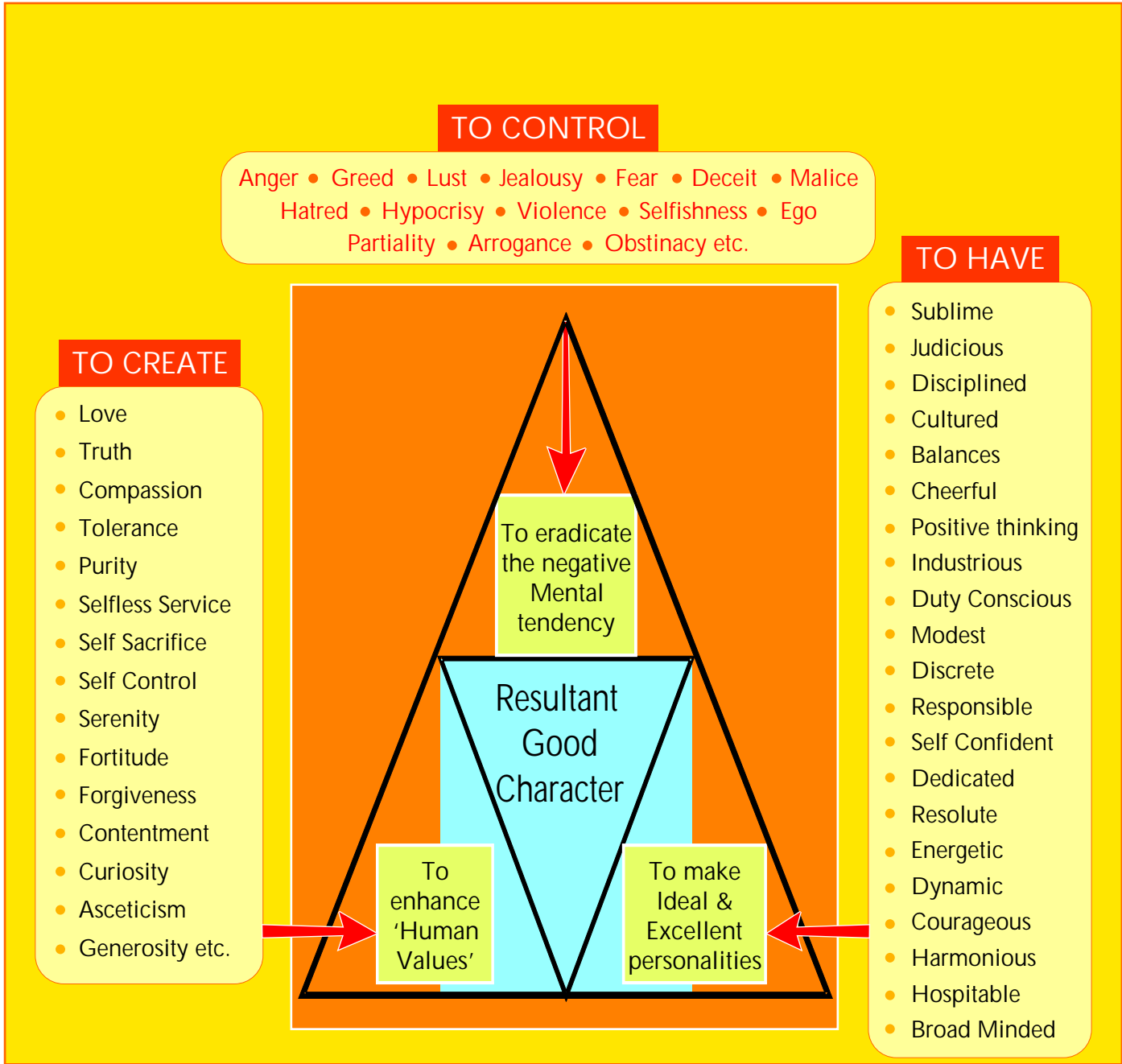
5 BRT – Long term plan of March, 2008 of Delhi Govt. to have 26 corridors of BRT names given under:

(1) Nandnagari – Wazirabad; (2) Punjabi Bagh – Ranhola; (3) Ranhola – Shyam Park; (4) Mathura Road – Kalindi Kunj; (5) Andheraia Mor – Dera Mandi; (6) Andheria Mor –Fatehpur Beri; (7) GTB Nagar – Bakhtawarpur; (8) Bakhtawarpur – Narela; (9) Sanoth –Khera Khurd; (10) Najafgarh – Ibrahimpur; (11) Kanjhawala – Bawana; (12) Mundka –Puth Khurd; (13) Najafgarh – Rajokri; (14) Najafgarh – Khaira; (15) Najafgarh – Gopal Nagar; (16) Palam Rly. Station – NH-8; (17) Netaji Subhas Institute of Technology, Dwarka – Dabri Mor; (18) Sankaracharya Chowk – Palam Airport; (19) Chhawal – Dabri Mor; (20) Budh Vihar – Kanjhawala (21) Kondli – Gokulpuri; (22) Moolchand – Jahangirpuri; (23) Shastri Park – Karawalnagar; (24) Jamia Millia – Tilak Nagar; (25) Rajinder Nagar – Pragati Maidan and (26) Nizamuddin – Nand Nagri

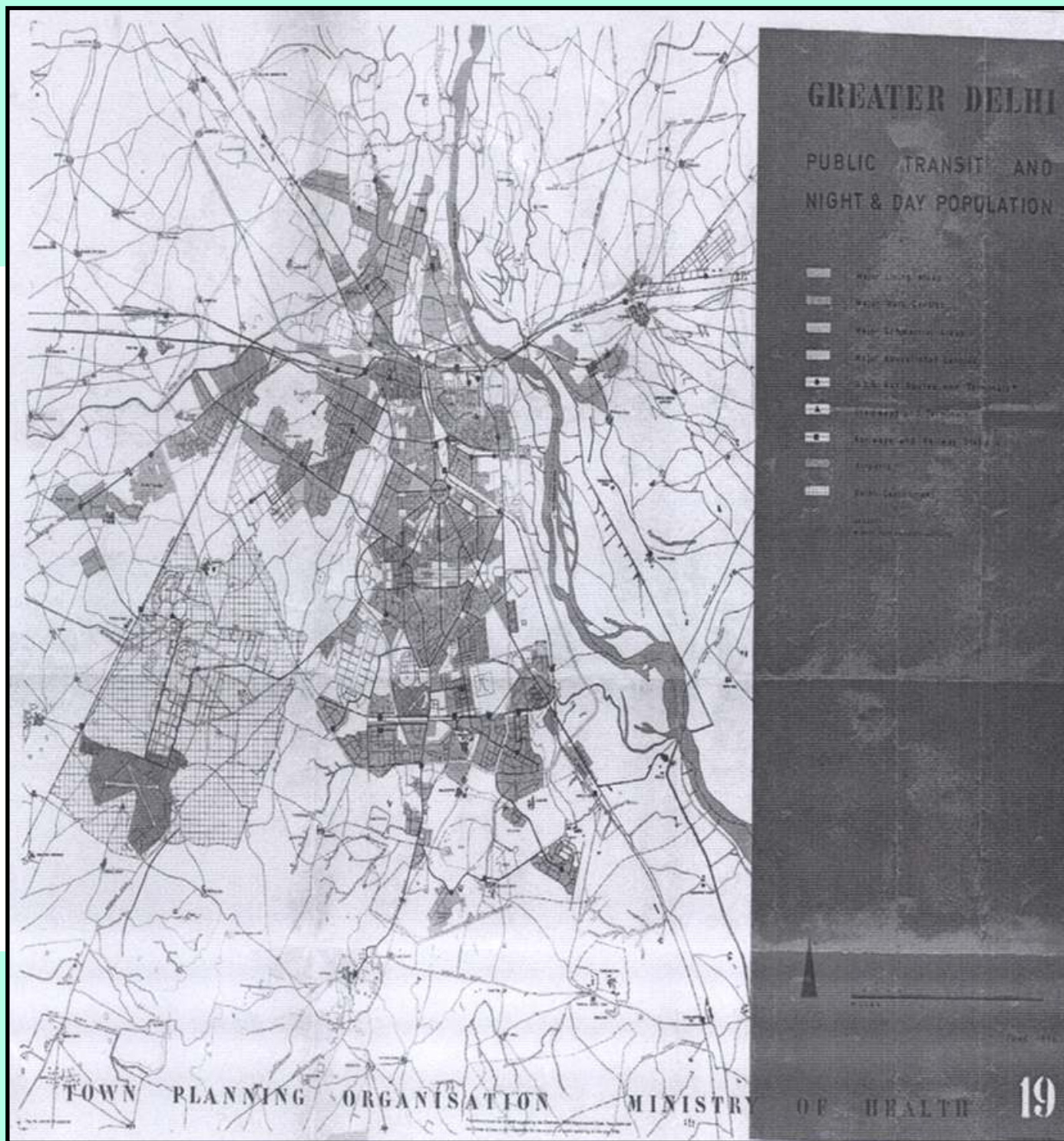
6 Eight Railways Corridor for fast trains at the speed of 100 km. per hour from Delhi to (i) Meerut, (ii) Hapur, (iii) Khurja, (iv) Palwal, (v) Alwar, (vi) Rohtak, (vii) Panipat and (viii) Baraut



CHARACTER INFRASTRUCTURE



GREATER DELHI



EXAMPLE OF PHATAK HABUS KHAN TAKEN FROM ZONAL PLAN PREPARED IN 1970'S

Phatak Habash Khan is one of the areas of walled city with concentration of wholesale & retail business in commodities namely: food-grain, dry fruits, spices, pulses, chemicals, cloth, automobiles spares, tyres and tubes etc. The business since decades is conducted in extremely congested, poor roads & streets systems with hundreds of problems. There is practically no parking areas with people circulation system streets and roads are of varying widths and shapes.

Pathak Habas Khan (A-19) bounded by Princes Road in the North, Khari Baoli Road in the East, Naya Bazar Road in the South and H.C. Sen Marg in the West. This is most typical Sub Zone consisting of all types of retail & wholesale trade mostly - Cloth, Dry fruits, spices & hurbs, Old motor parts & machinery, Iron & steel, Foodgrains, Iron scrape & junk, Vegetables & fruits, Timber, Hosiery, Furs, skins & wools, Hardware, Bicycles, tyres & tubes, Fodder & Glass sheets and others.

Average number of person per firm in each trade (1970 date)

The number of person engaged per firm in various types of trades vary from 5 persons to as high as 125 persons as per the information collected in 1969.

The table given below shows the average number of persons in various trades:

Sl.No.	Trade	No of firms	Total No. of engaged persons	Average no. of persons per firms
1	Cloth	2,000	21,600	10.8
2	Dry fruits, spices & hurbs	300	8,200	27.3
3	Old motors parts & machinery	770	8,200	10.4
4	Iron & steel	200	8,000	40.0
5	Foodgrains	150	4,000	26.6
6	Iron scrape & junk	920	4,000	4.3
7	Vegetables & fruits	511	3,870	7.6
8	Timber	157	3,870	7.6
9	Hosiery	300	2,515	8.4
10	Furs, skins & wools	56	2,400	43.0
11	Hardware	300	2,000	6.7
12	Bicycles, tyres & tubes	300	1,650	5.5
13	Fodder	104	950	9.0
14	Glass sheets	12	1,500	125.0

EXISTING SPATIAL CHARACTERISTICS OF WHOLESALE BUSINESS

From the survey conducted for the preparation of Master Plan for Delhi, it was observed that a minimum floor area of 46 sq.ft. per engaged person is in wholesale business of food products, whereas in retail business in this trade, the area per engaged person is 64 sq.ft. For various trades in wholesale business the floor area per engaged person varies from 46 sq. ft. to 121 sq.ft. and in retail business it varies from 64 sq.ft to 121 sq. ft. The business unit in higher employment sizes is a little more congested than the small size ones.

This variation in the floor area is due to the fact that the business and commerce sector contains diverse type of the people and business and because of this diversity, this sectors is most difficult to analyze also, especially from the view point of providing adequate land for its anticipated activities. For the land requirements in the wholesale business, the most important aspect is the relationship of space to the employment size of a business.

Existing Land Use of Zone A-19 in 1970 was as under:

SI. NO.	Use	Areas in acres	% age
1	Residential	21.60	33.23
2	Commercial	20.75	31.90
	(i) Local commercial	3.58	
	(ii) Wholesale commercial	13.65	
	(iii) Commercial godowns & unroofed storage	3.52	
3	Industrial & Manufacturing	0.31	
4	Public & semi public facilities	1.37	
	(i) Hospital (T.B. Clinic)	0.22	
	(ii) Schools	0.71	
	(iii) Dharmashala	0.24	
	(iv) Fire Brigade	0.20	
5	Religious	0.85	1.33
	(i) Temples	0.265	
	(ii) Mosques	0.394	
	(iii) Church	0.188	
	(iv) Gurudwara	0.002	
6	Roads and streets	18.99	29.21
	(i) Peripheral roads	04.31	
	(ii) Internal roads	14.68	
7	Demolished structures	1.13	1.73
	Total	65.00	100.00

IMPORTANT BUILDINGS : There are 17 Temples, 2 Mosques, 1 Gurudwara & 1 Church covering a total area of 0.85 acres.

NO. OF WHOLESALE TRADE UNITS AND RETAIL TRADE UNITS IN 1970 WAS AS UNDER :

SL. NO.	ITEMS	NO OF WHOLE SALE TRADE UNITS	NO. OF RETAIL TRADE UNITS	TOTAL NO.
1	<i>Dry fruits & Kriana</i>	300	150	450
2	<i>Foodgrains</i>	150	50	200
3	<i>Cloths</i>	180	20	200
4	<i>Chemicals</i>	50	—	50
5	<i>Tyre & tubes</i>	50	—	50
6	<i>Motor parts</i>	50	—	50
7	<i>Pickles</i>	2	—	2
8	<i>Ghee</i>	15	—	15
9	<i>Edible oils</i>	20	—	20
10	<i>Vanaspati</i>	5	—	5
11	<i>Sugar</i>	5	5	5
12	<i>Colors</i>	25		30
13	<i>Crockery</i>	1	4	5
14	<i>Bara Dana</i>	100	—	100
15	<i>Biroza</i>	4	—	4

Suppose the area of 26 hectare is developed with 2 FAR than total built-up area would be 52 hectare of 5.2 lakh sqm which will be good enough accommodate the following activities:

WHOLESALE TRADE UNITS

SL No.	Use	Areas in acres	% age
1	Commercial	44.57	68.57
	(i) Wholesale commercial	17.31	
	(ii) General business & commercial	27.26	
2	Public & semi public facilities	0.42	0.65
	(i) Hospital (T.B. Clinic)	0.22	
	(ii) Fire Brigade	0.20	
3	Religious	0.92	1.41
	(i) Temples	0.265	
	(ii) Mosques	0.395	
	(iii) Church	0.258	
	(iv) Gurudwara	0.002	
4	Circulation	19.09	29.37
	(i) Peripheral roads	6.29	
	(ii) Zonal Roads	9.95	
	(iii) Parking Areas	2.85	
	Total	65.00	100.00

CONCLUSION

- 1 DDA should prepare plans (Physical, financial and time) at Macro & Meso levels of 35 types of infrastructure and 38 types of land use.
- 2 DDA should also prepare plans (physical, financial and time) at Micro level of the infrastructure land use to be executed by them.
- 3 Due to non-preparation of proper plans there are many lacunas; two of them have been listed under:
 - (i) Planning and implementation of Common Wealth Games
 - (ii) Many blunders in the Zonal Plans. For example, in Zone-E in the North of Wazirabad Road colonies of two decades old have been shown in the green.

Names of some colonies are :

- | | | | |
|---|------------------|----|------------------------|
| 1 | Ganga Vihar, | 8 | Dayalpur, |
| 2 | Johri pur, | 9 | Sadatpur, |
| 3 | Inder Vihar, | 10 | Tukmirpur, |
| 4 | Bhagirath Vihar, | 11 | Biharipur, |
| 5 | Old Mustafabad, | 12 | Khajuri Khas, |
| 6 | Shiv Vihar, | 13 | Brijpuri, |
| 7 | Prem Vihar, | 14 | Chand Bagh and others. |

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