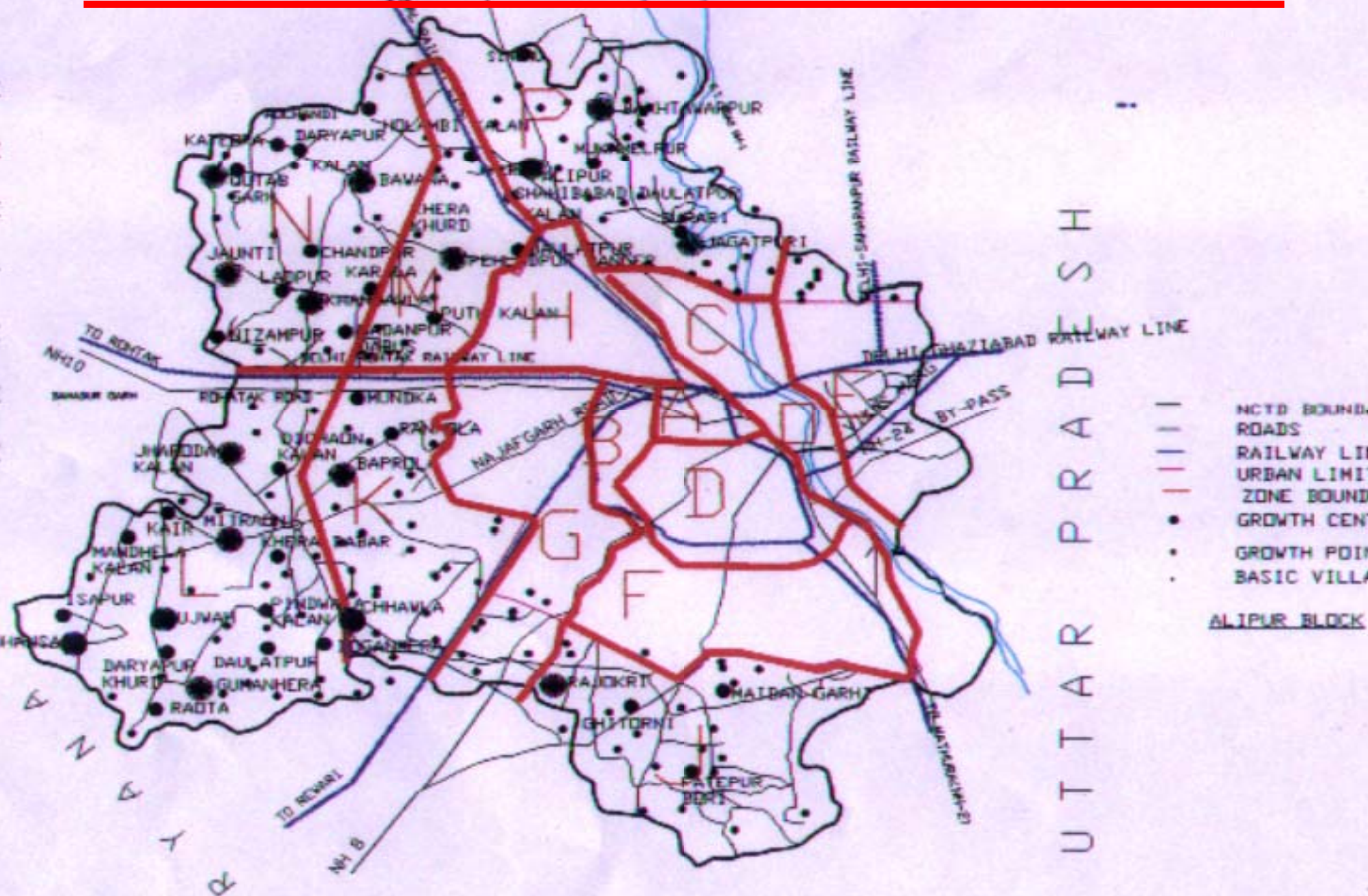


URBAN LAND POLICY OF DELHI



1. NECESSITY OF THE POLICY.

- 1 NO DEARTH OF LAND; AT AN AVERAGE DENSITY OF 1200 PPH, POPULATION OF THE WORLD CAN BE ACCOMMODATED IN COUNTRIES LIKE U.K./GERMANY OR /ANY SMALL COUNTRY.
- 2 DIFFICULTY IS OF DEVELOPED LAND, WHICH NEEDS PROVISION OF PHYSICAL, SOCIAL, ECONOMIC & ECOLOGICAL INFRASTRUCTURE (22 IN NOS.) AT TRUNK LEVEL, PERIPHERAL LEVE & LOCAL LEVEL.
- 3 GAP BETWEEN DEMAND & SUPPLY IS INCREASING THEREFORE, LOT OF UNAUTHORISED COLONIES.
- 4 URBAN LAND CREATE IMBALANCED ECONOMY, WITH COSTLY TRANSACTIONS IN UNACCOUNTED BLACK MONEY.

2. POLICY OF LARGE SCALE ACQUISITION, DEVELOPMENT & DISPOSAL (LSAD&D)-1961

1 PRIVATE INVESTMENT IN HOUSING SHOULD BE FACILITATED AS WELL CONTROLLED COMPLETELY .

2 TO CONTROL CONGESTIONS & POLLUTION, MUNICIPAL INSTITUTION SHOULD BE ALLOTTED LAND TILL IT SUBSERVES THE PURPOSE OF DELHI.

3 ONE FAMILY SHOULD NOT HAVE MORE THAN ONE DWELLING UNIT.

IN THE LAST 37 YEARS SOME CHANGES / MODIFICATIONS ARE MADE FROM TIME TO TIME, BUT BASIC CONCEPT REMAINS THE SAME, & THE POLICY REMAINS PUBLIC SECTOR ORIENTED .

IN JUNE'98 THE GOVT. MODIFIED THE POLICY WITH FOLLOWING FEATURES.

LONG TERM PERPETUAL LEASE: BE CONVERTED INTO FREEHOLD ON THE GOVT. NOTIFIED RATES AS WERE ON 1.1.87.

TO DROP THE CLAUSE OF PAYMENT OF 50% UNEARNED INCREASE TO DDA.

STAMP AND REGISTRATION LAWS TO BE AMENDED.

ALL UNAUTHORISED COLONIES WOULD BE CONSIDERED FOR REGULARISATION SUBJECT TO TRUNK INFRASTRUCTURES, LARGE OPEN SPACES AND PROVISIONS OF LEGAL DOCUMENT

TO PREPARE DETAILED RULES & REGULATIONS TO PROSECUTE BUILDERS & DEVELOPERS, IF THE WORK IS NOT IN TIME & NOT AS PER SPECIFICATIONS.

MINIMUM AREAS FOR LAND ASSEMBLING IS 12 HECT. AND CONTIGUOUS POCKETS .

I. CONFORMING LAND USE AS PER MPD-2001.

II. DEVELOPMENT & CONSTRUCTION AS PER BUILDING BY LAWS

20% OF THE MARKET VALUE OF GROSS AREAS TO THE GOVT. FOR SHELTER FUND.

10% OF THE BUILT UP AREA FOR EWS / LIG.

PRIVATE DEVELOPER RESPONSIBLE FOR INTERNAL PERIPHERAL DEVELOPMENT.

PERIPHERAL SERVICES WOULD BE HANDED OVER TO LOCAL BODY ALONGWITH DEFICIENCY CHARGES (IF ANY).

I. LAND REQUIRED FOR SOCIAL INFRASTRUCTURE & PHYSICAL INFRASTRUCTURE WOULD BE PROVIDED BY PRIVATE D. OR AND WOULD BE HANDED OVER FREE OF COST TO THE CONCERNED AUTHORITY.

V. NO OBJECTION WOULD BE ISSUED WITHIN ONE MONTH AFTER SUBMITTING COMPLETE APPLICATION. FOR THIS COMMITTEE WOULD BE CONSTITUTED UNDER THE CHAIRMANSHIP OF VC DDA.

4. IMPORTANT ISSUES

SUE NO. 1



INITIALLY, IN 60'S & 70'S THE SCHEME OF LARGE SCALE ACQUISITION, DEVELOPMENT & DISPOSAL WAS VERY MUCH SUCCESSFUL. UNDER THIS, VARIOUS DEVELOPMENTS MUCH MORE THAN ANY WHERE TOOK PLACE.

80'S & 90'S ONLY SIX LARGE SCHEMES NAMELY DWARKA, VARELA, VASANT KUNJ, KONDLI - GHAROLI , PART OF ROHINI AND TO CHBS ARE BEING IMPLEMENTED.

THE NEW POLICY SHOULD HAVE MERITS OF BOTH THE MODELS I.E. OF PUBLIC SECTOR MODEL AND OF PRIVATE SECTOR MODEL AND ALSO OF JOINT SECTOR MODEL.

SUE NO . 2

**AP BETWEEN DEMAND & SUPPLY IS INCREASING AND DUE TO TH
UNDREDS OF UNAUTHORISED COLONIES ARE COMING UP. TH
SPREAD SHOULD BE CHECKED.**

**THIS IS POSSIBLE IF COLONIES CAME UP TO A CERTAIN DATE AN
REGULARISED SUBJECT TO FULL CARE OF TRUNK, PHYSICA
SOCIAL, ECONOMIC & ECOLOGICAL INFRASTRUCTURE AND IN FUTUR
D NEW CONSTRUCTION IS PERMITTED.**

SUE NO . 3

**AY BY DAY ACQUISITION OF LAND HAS BECOME DIFFICUL
UMBERSOME AND COSTLY. THERFORE NEEDS CHANGES AN
ODIFICATIONS.**

FOLLOWING MODIFICATIONS ARE SUGGESTED:-

IN CASE THERE IS A CASE OF ACQUISITION OF LAND FOR TRUNK PHYSICAL & CIRCULATION INFRASTRUCTURE THEN FOLLOWING STEPS ARE TAKEN.

SECTION 4, 6 & 17 OF LA ACT BE APPLIED SIMULTANEOUSLY IRRESPECTIVE WHETHER AREA IS BUILT UP OR VACANT .

ENTIRE PROCESS OF ACQUISITION, CONNECTING SURVEY DEMARCATIONS, SETTling OF COMPENSATION AND TAKING POSSESSION SHOULD NOT TAKE MORE THAN 6 MONTHS.

DEMARCATe, LAND WITH THE STONE PILLARS.

DUE AND WIDE PUBLICITY BE MADE, SO THAT PUBLIC IS AWARE & IS NOT MISGUIDED.

ALTERNATE ALLOTMENT TO EVERY ONE, WHETHER OWNER OR TENANT BE MADE IN TIME.

AMOUNT OF COMPENSATION TO BE PAID, SHOULD BE ADJUSTED AGAINST THE PRICE TO BE CHARGED FROM THE OWNER OF ALTERNATE ALLOTMENT.

ISSUE NO .4

TRANSFER OF PLOTS, CONVERSION & PREPARATION OF DEEDS, DISPOSAL OF PLOT TAKES TOO MUCH TIME.

SOLUTION IS TO BRING EVERYTHING ON COMPUTER WITH ONLINE ACCESSIBILITY TO THE GOVT. AS WELL AS TO THE PUBLIC AT A MINOR CHARGE.

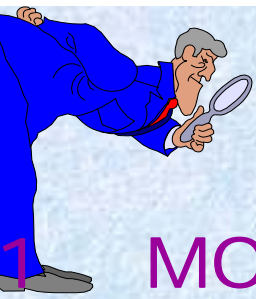
ISSUE NO .5

DEALING WITH NAZULE-I(I) & I(II) LANDS PROPERLY WITH PROPER RECORDS, GOVERNMENT CAN EARN CRORES OF RUPEES. TO DAY EVEN PROPER RECORDS ARE NOT MAINTAINING.

ISSUE NO .6

THE NEW POLICY: WORKABLE ?

YES, BUT AFTER MODIFICATIONS, SPECIALLY, NO LAND SHOULD BE ACQUIRED OR ASSEMBLED IN DELHI, THE STRUCTURE PLAN IS THERE.



5. SCOPE

1 MODIFICATIONS IN THE NEW POLICY

IN TYA AREA - NO SCOPE EXCEPT FEW POCKETS LIKE SIT
RAM TRUST LAND & POCKETS IN THE NORTH OF WAZIR
BAD ROAD.

LIMITED SCOPE IN DWARKA PHASE II, NARELA & PART O
ROHINI.

PALLA BURARI COMPLEX - 8000 HECTS.

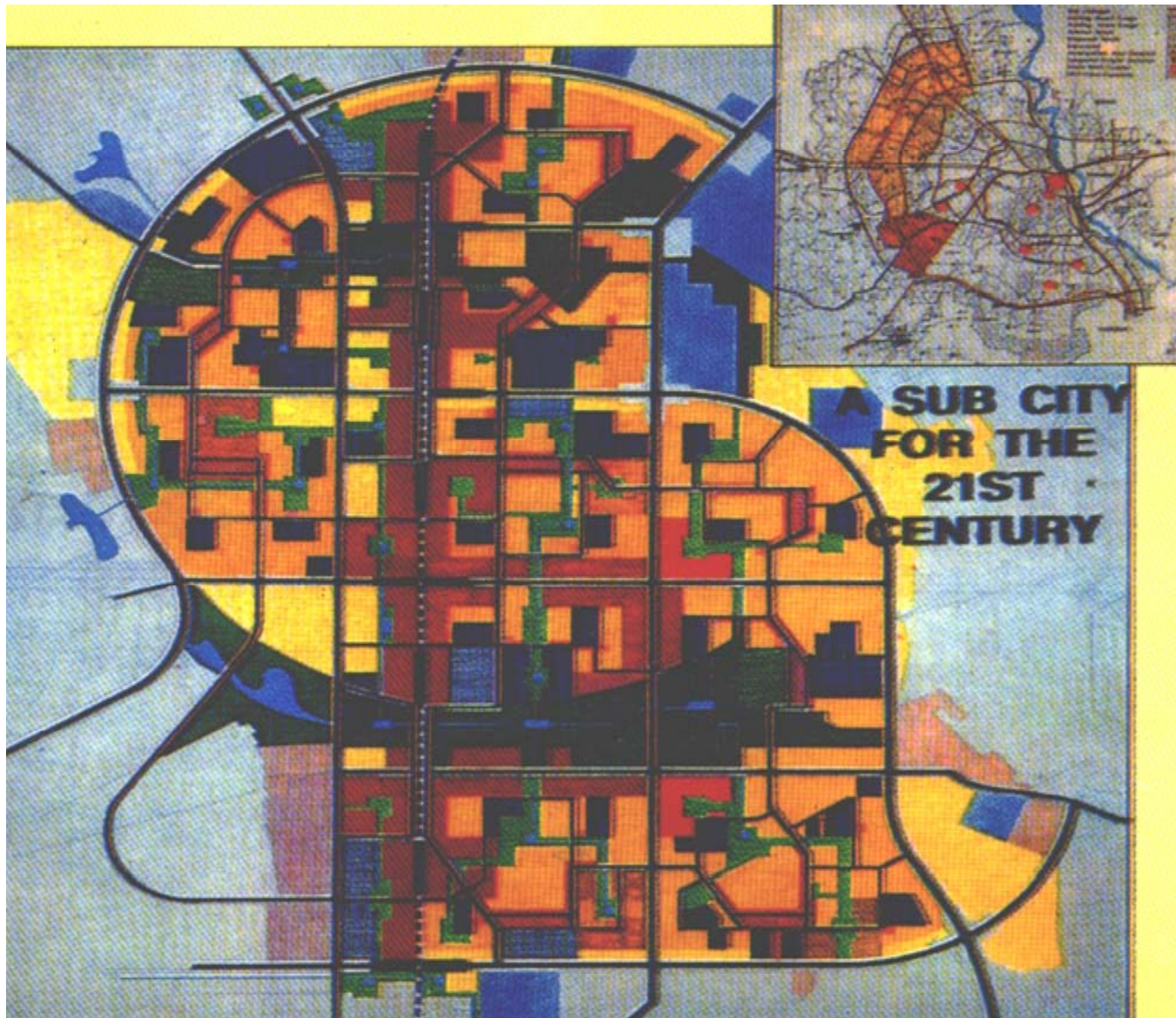
6000 HECT. IN THE SOUTH OF MM ROAD & MB ROAD.

*BASIC IDEA AT S.N. IS TO DEVELOP IT FOR RESIDENTIAL
(GREEN AREA) WITH HARDLY 10% BUILT UP AREA.*

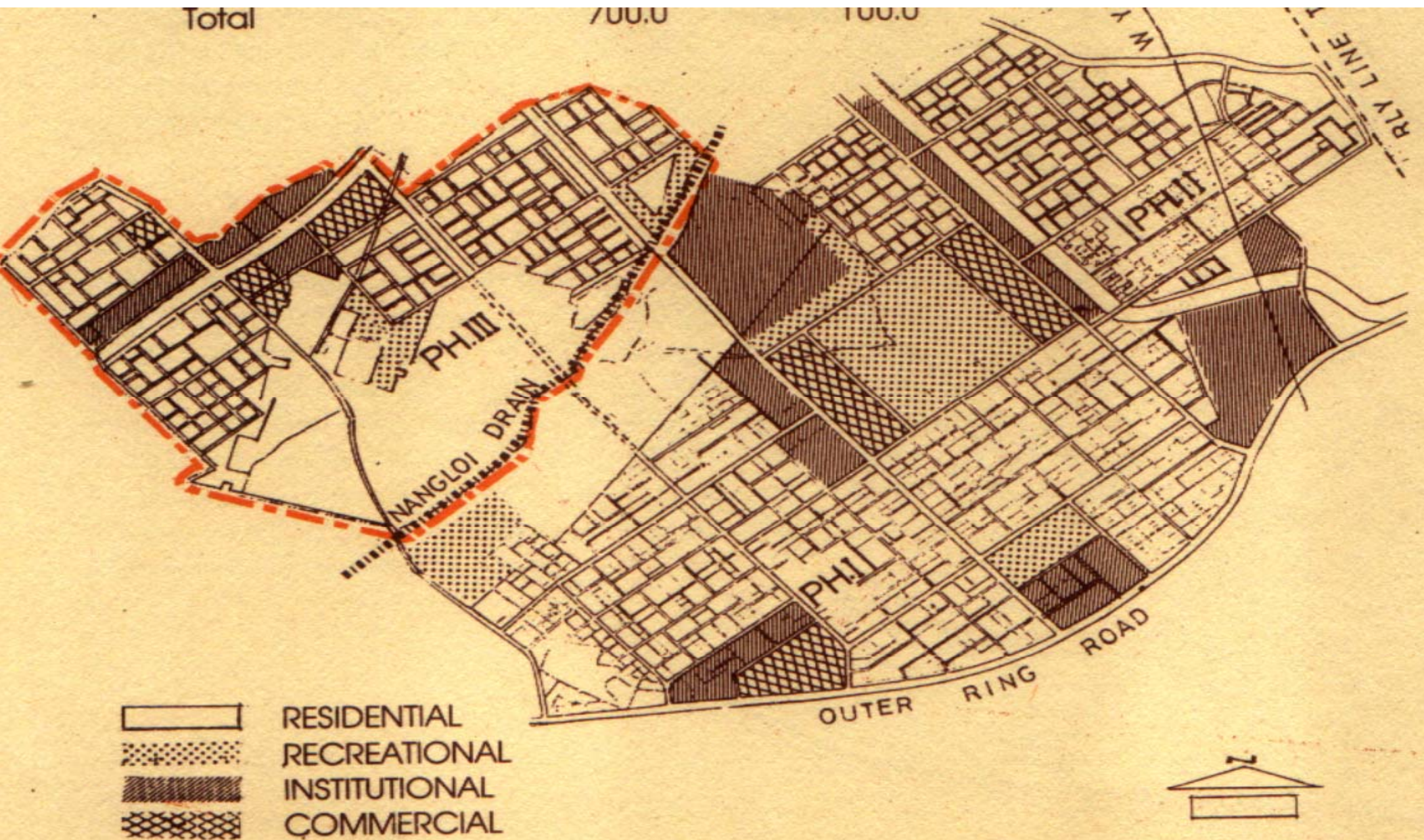
PLAN OF NARELA



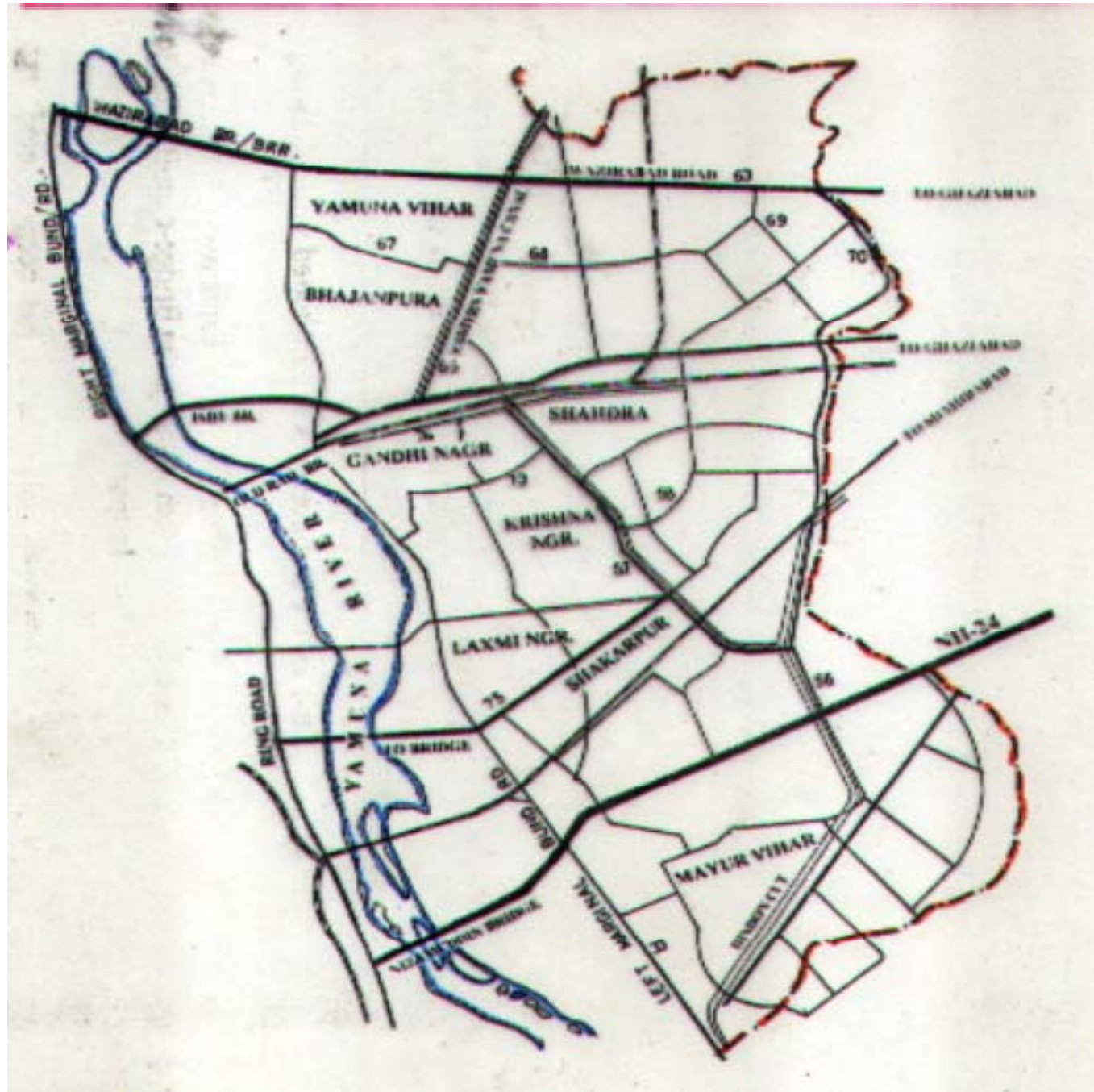
PLAN OF DWARKA



PLAN OF ROHINI

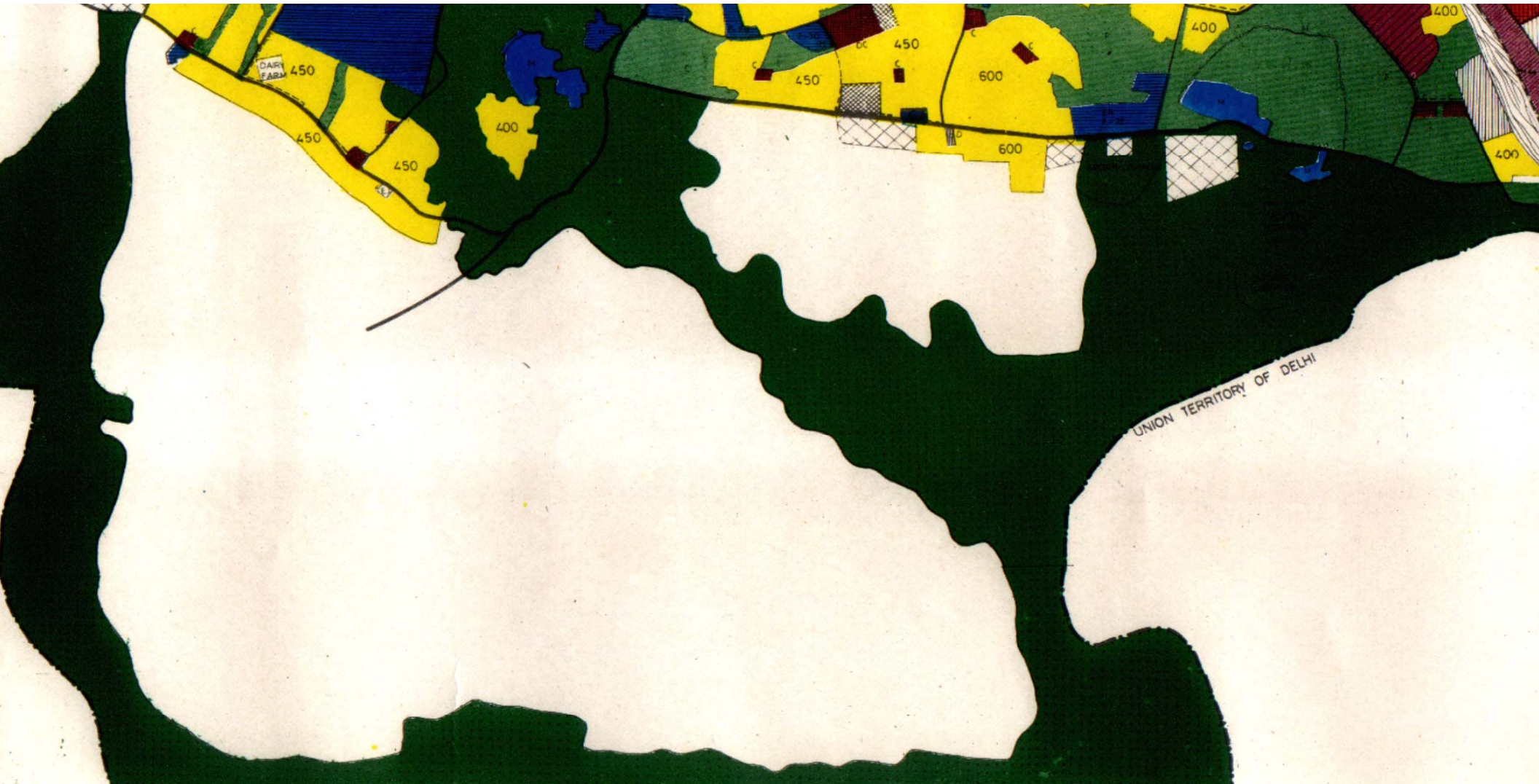


PLAN OF TRANS YAMUNA AREA



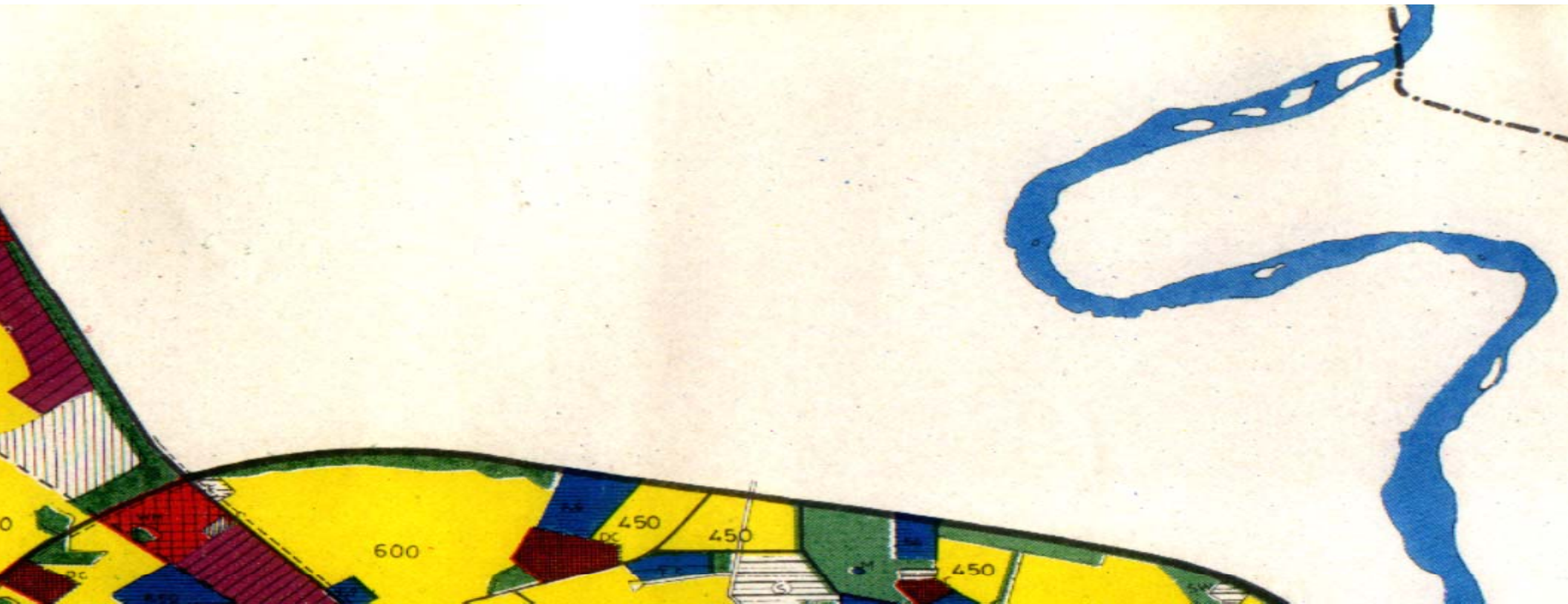
AREA IN THE EXTREME SOUTH

(IN THE SOUTH OF MM AND MB ROAD)



PALLA - BURARI COMPLEX

(IN THE NORTH OF ROAD NO. 50)



**FOLLOWING RULES BE ADOPTED FOR AREA IN THE SOUTH
OF MB & MM ROADS:-**

MINIMUM SIZE - 3000 SQM.

**MAXIMUM GROUND COVERAGE - 10% SUBJECT TO
LIMIT OF 300 SQ.MT**

FAR - 15

MAXIMUM HEIGHT - 5 M

HEIGHT OF SERVANT QUARTER BLOCK - 3 MT

NO. OF SERVANT QUARTERS - 4, EACH < OF 20 SQM.

BASEMENT - ONLY EQUAL TO G. F. COVERAGE.

MEZZ. 25% BUT WITHIN THE PRESCRIBED HEIGHT.

MINIMUM FRONT SET BACK 10 M. SIDES AND REAR SET BACKS 5 MT.

COMPULSORILY TREE PLANTATION @ ONE TREE PER 500 SQ.M / FAMILY.

***BALANCE PLOT FOR LIMITED CONSTRUCTION
HORTICULTURE.***

***LIMITED TRUNK INFRASTRUCTURE BY THE PUBLIC AGENCIES
OTHERWISE BY INDIVIDUALS.***

MODIFICATIONS IN THE PROPOSED POLICY

1 ACQUISITION / ASSEMBLAGES OF LAND

LAND WOULD BE ACQUIRED BY THE GOVT. OR ASSEMBLED BY THE OWNERS / BY VILLAGERS.

A COMPREHENSIVE & INTEGRATED STRUCTURE PLAN - BY A GROUP OF EXPERTS & THEN GET IT APPROVED UNDER SECTIONS 7 & 8 OF DD ACT WITH COMPETENT AUTHORITY.

PLAN WOULD SHOW

I) PHYSICAL INFRASTRUCTURE, II) SOCIAL INFRASTRUCTURE, III) ECONOMIC INFRASTRUCTURE, IV) ECOLOGICAL INFRASTRUCTURE, V) CIRCULATION INFRASTRUCTURE AND VI) COMMUNICATIONS INFRASTRUCTURE.

MINIMUM PLOT - LESS THAN 12 HECT. , BUT CAN BE UP TO 50 HECT.

STRUCTURE PLAN ONLY WITH CITY LEVEL & TRUNK LEVEL FACILITIES.

3 DEVELOPMENT TO THE EXTENT OF CITY LEVEL / TRUNK LEVEL FACILITIES & INFRASTRUCTURE.

THEN POCKETS OF 12-50 HECTS. CAN BE ALLOTTED OR AUCTIONED AS PER POLICY.

RATE OF DISPOSAL OF LAND WOULD NOT BE LESS THAN THE ACTUAL COST BUT OF 20% MORE TO USE IT FOR SUBSIDISED SECTORS, LIKE EWS ETC.

D & B / SOCIETIES / ASSOCIATES HAVE TO PLAN & DEVELOP FULL PHYSICAL, SOCIAL, ECONOMIC & ECOLOGICAL INFRASTRUCTURE AT ZONAL / SECTOR / PROJECT LEVEL, WITH FULL RESPONSIBILITY FOR ALL GAINS & LOSSES WITH AUTHORISATION TO DISPOSE ALL LAND USES i.e. RESIDENTIAL, COMMERCIAL, PUBLIC & SEMI-PUBLIC FACILITIES.

6 PROVISIONS FOR INFRASTRUCTURE AS PER NORMS.

7. PRE-REQUISITES BEFORE GIVEN PERMISSION TO A PROJECT.

1 A COMPREHENSIVE & DETAILED STRUCTURE PLAN.

2 ALL THE INTERESTED PARTIES SHOULD BE INVOLVED IN THE TOTAL PROCESS OF PLANNING, DEVELOPMENT & CONSTRUCTION IN A TIME BOUND MANNER.

BUILDERS AND DEVELOPERS

BENEFICIARIES

GOVT. DEPARTMENTS

A. **MINISTRY OF URBAN AFFAIRS & EMPLOYEMENT, M. OF SURFACE TRANSPORT AND M OF ENV. & FOREST.**

B. **LOCAL BODIES INC. DDA.**

DEPARTMENTS OF DELHI GOVT. NAMELY LANDS & BUILDINGS, URBAN DEVELOPMENT, ENVIRONMENT. RURAL DEVELOPMENT.

SERVICES DEPARTMENTS NAMELY DJB, DVB,I&F DEPTT. ETC.;

3 PREPARATION OF A MANUAL WHICH SHOULD CONSISTS OF DETAILS OF ;

QUALIFICATION OF PLANNER/ARCHITECT.

ZONING REGULATIONS AND BUILDING BYE LAWS.

TYPE OF PLANS TO BE SUBMITTED.

A COMMITTEE TO EXAMINE THE PLAN, TO INTERNAL PERIPHERAL AND TRUNK INFRASTRUCTURE.