

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:59

ANSWERED ON:02.12.2003

MASTER PLAN FOR RE-DEVELOPMENT AND RE-ORGANISATION OF DELHI

AJAY SINGH CHAUTALA

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

- (a) whether the Government have prepared any 20-year Master Plan for re-development and re-organisation of Delhi through DDA;
- (b) if so, the details thereof;
- (c) whether the neighbouring States have been consulted with regard to the said Master Plan;
- (d) if so, the details thereof;
- (e) if not, the reasons therefor; and
- (f) the time by which the DDA's Master Plan is likely to be made public and implemented?

Answer

MINISTER OF STATE (INDEPENDENT CHARGE) IN THE MINISTRY OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI BANDARU DATTATRAYA)

(a) to (f): The Government issued guidelines to the Delhi Development Authority for preparation of Master Plan of Delhi 2021. Main features are Annexed. The consultation with State Governments who are member States of National Capital Region Planning Board (NCRPB) is done when Regional Plan is prepared. The NCRPB was constituted in 1985 and has the mandate for the development of the National Capital Region comprising of parts of neighbouring states of Haryana, Rajasthan and Uttar Pradesh. Comprehensive development of this area has been addressed in Regional Plan-2001 which had been prepared after extensive consultation with the State Governments and is currently in operation. For preparation of Regional Plan 2021, detailed consultations with Member States have been held. Master Plan for Delhi 2001 which was notified on 1st August, 1990 is still in operation.

ANNEXURE

ANNEXURE REFERRED TO IN REPLY TO LOK SABHA USQ NO.59 FOR 2.12.2003

FORMULATION OF THE MASTER PLAN - 2021 - GUIDELINES

The Department of Urban Development has issued policy guidelines to the Delhi Development Authority to facilitate finalization of Delhi's third Master Plan. The guidelines while recognizing that the past 40 years of planning have yielded several positive results, affirm the need for innovative approaches to deal with the problems that affects Delhi and need resolution.

The guidelines visualize:

- Induction of the private sector for planned urban development and housing in Delhi;
- Evolving an alternative approach to the past policy of large scale acquisition and disposal of land by DDA, to reduce the time gap between acquisition, development and disposal and to enable farmers to share in the benefit of urbanization;
- Consideration of appropriate strategies such as to develop synergies between work place, residence and transportation so as to be responsive to the dynamics of the market and also to address the following issues:
 - Mixed residential and commercial land use;
 - Commercial/office use of industrial premises;
 - Concentration of industries in non-industrial areas to the extent of 70% or more making them virtually industrial in use;
 - Unauthorized colonies to be effectively incorporated in the main stream of urban development;
 - Amelioration of existing slum and JJ clusters through a judicious mix of relocation and in-situ development;

- Re-development of old and degraded areas and areas that have developed unauthorisedly by reviewing the existing legal and procedural barriers to such redevelopment and providing suitable incentives (such as higher FAR in old city and the `Special area`);
- Intensive development along the metro corridors up to half a kilometer depth with requisite infrastructure development to have synergy between transportation and urban development;
- Permitting redevelopment of DDA colonies through self managing residential communities by making use of the incentive of higher FAR now permitted consequent to the recommendations of the Malhotra Committee; Preparation of perspective plans for development of infrastructure as an annexure to the Master Plan to be framed in complete coordination between the Government of NCT of Delhi and its relevant organizations, the municipal bodies, DDA and the various public and private sector entities engaged in building and running the infrastructure;
- Review of permissible vertical construction (including that below the ground) in the light of new technological developments which could reduce ground coverage and enhance green and common spaces;
- Examination and strengthening of the existing legal framework for enforcement of Master Plan provisions including unauthorized construction and encroachment on public land.
- Emphasis on development of green cover, bio-diversity parks, protection and conservation of heritage.